

APPENDIX D:

CULTURAL RESOURCES ASSESSMENT



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November 22, 2024

HKS Inc
10880 Wilshire Boulevard
Los Angeles, CA 90024

Attn: Mr. Brian Sitzman
P: (310) 407-4663
E: bsitzman@hksinc.com

Re: Cultural Resources Review
Riverside Community Hospital Project (HCA Project #: 0715000049)
4445 Magnolia Ave
Riverside, Riverside County, California 92501
Terracon Project No. LA2472450

Dear Mr. Sitzman:

Terracon Consultants, Inc. (Terracon) is pleased to submit this Cultural Resources Assessment for the Riverside Community Hospital Project (HCA Project #: 0715000049) to HKS Inc (Client). The project consists of demolishing two buildings and constructing new medical facilities. Terracon retained BCR Consulting LLC (BCR Consulting) to perform this assessment in compliance with the California Environmental Quality Act (CEQA). The BCR Consulting Cultural Resources Assessment is included as Attachment A.

Based on the results of BCR Consulting's survey, there are no previously recorded archaeological sites, and both the extant medical office building and auto shop are recommended not eligible for listing on the California Register of Historic Places or inclusion as a City Landmark. However, the Cultural Resources Assessment found that the project site may contain intact buried archaeological deposits associated with Riverside's historic Chinatown (Site P-33-3284). The site was also determined highly paleontologically sensitive. Based on the findings of the report and BCR Consulting's recommendations, ground disturbance within the project site should be monitored by a qualified archaeologist and paleontologist.

Terracon appreciates the opportunity to have worked for you on this project. If you have any questions regarding the content of this report, please contact us at (513) 612-9035.

Sincerely,

Terracon

A handwritten signature in cursive script, appearing to read 'Chelsea Robbins'.

Chelsea Robbins
Project Manager

A handwritten signature in cursive script, appearing to read 'Kelly Higelmire'.

Kelly Higelmire
Senior Archaeologist

Attachments:

Appendix A – BCR Consulting Cultural Resources Assessment

Facilities | Environmental | Geotechnical | Materials

CULTURAL RESOURCES ASSESSMENT

Medical Office Building and Auto Shop Project

City of Riverside, Riverside County, California

Prepared for:

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Prepared by:

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Contributions by Kara Brunzell, M.A.
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Claremont, California 91711
Project No. TER2409

National Archaeological Data Base (NADB) Information:

Type of Study: Intensive Survey

Resources Recorded: Community Medical Building (4440 Brockton Avenue), Brockton Auto Clinic (4468 Brockton Avenue)

Keywords: Historic-Period Buildings

USGS Quadrangle: 7.5-minute *Riverside West* (1981), *California*



BCRCONSULTING LLC

November 22, 2024

MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to Terracon to complete a Cultural Resources Assessment of the Medical Office Building and Auto Shop Project (Assessor Parcel Numbers 217-060-020-8 and 217-060-009-9; the project) located in the City of Riverside, Riverside County, California. The project will consist of the development of new medical facilities within the project site boundaries. A cultural resources records search, intensive pedestrian field survey, Sacred Lands File Search, and paleontological overview were conducted for the project site in partial fulfillment of the California Environmental Quality Act (CEQA). Tribal scoping is ongoing.

A cultural resources records search conducted using records of the Eastern Information Center (EIC) at the University of California for a project to the northwest indicates that 33 previous cultural resource studies have occurred resulting in 86 cultural resources identified within approximately one mile of the project site. The project site has never been subject to previous cultural resources assessment and no cultural resources have been identified within its boundaries. The resource nearest the project site comprises the Riverside Community Hospital Campus, composed of 17 buildings constructed between 1925 and 2013. These buildings were identified, recorded, and evaluated in 2013 (Wilkman 2013). That report is on file at BCR Consulting, although research did not show that it had been submitted to the EIC. None of the hospital buildings identified during this study are within the current project site boundaries.

During the research and field survey, BCR Consulting personnel identified one historic-period medical building at 4440 Brockton Avenue, and one historic-period auto repair shop at 4468 Brockton Avenue within the project site. These resources are recommended not eligible for the California Register of Historical Resources (California Register), and do not appear to qualify for local designation. As such, the resources are not considered “historical resources” under CEQA. Therefore, no significant impact related to historical resources is anticipated and no further cultural resources fieldwork or evaluation is recommended unless:

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

The current study also attempted to determine whether significant archaeological deposits were present on the proposed project site. The project site has been subject to disturbances related to installations of the buildings. However, significant archaeological deposits have been recovered from Riverside’s historic Chinatown (designated P-33-3284) located across the street from the project site near the northwest corner of Brockton and Tequesquite Avenues. Furthermore, research has not revealed the extent of the buried materials associated with Chinatown and the depth of previous disturbance within the project site is not known. Based on this information, the project site is sensitive for intact buried archaeological deposits associated with historic Chinatown.

Therefore (and as approved under the previous Environmental Impact Report) to lessen direct and indirect impacts related to archaeological evidence of Chinatown’s history that is around the project site or any unknown Native American artifacts, all ground-disturbing activities during all construction phases of the project should be

monitored by a professional archaeological monitor working under the direct supervision of a qualified archaeologist meeting U.S. Secretary of the Interior Professional Qualification Standards for archaeology. In the event that the archaeological monitor identifies a potentially significant site, the monitor should secure the discovery site from further impacts by delineating the site with staking and flagging, and by diverting grading equipment away from the archaeological site. Following notification to the City the archaeological monitor should conduct investigations as necessary to determine whether the discovery is significant under CEQA and the environmental guidelines of the City. If the discovery is determined to be not significant, grading operations may resume and the archaeological monitor should summarize the findings in a letter report submitted to the City following the completion of mass grading activities. The letter report should describe the results of the on-site archaeological monitoring, each archaeological site observed, the scope of testing conducted, results of laboratory analysis (if applicable), and conclusions. The letter report should be completed prior to the release of grading bonds. Any artifacts recovered during the evaluation of resources should be curated consistent with City requirements.

In the event Native American artifacts are discovered, work within the area of the discovery should stop and the City should consult with representatives of the Native American community to ensure the respectful treatment of Native American artifacts. For the cultural prehistoric/historic resources that are determined to be significant, alternate means of achieving mitigation should be pursued. In general, these forms of mitigation include the following:

1. Site avoidance by preservation of the archaeological site in a natural state in open space, or in specific open space easements;
2. Site avoidance by preservation through capping the site and placing landscaping on top of the fill,
3. Data recovery through implementation of an excavation and analysis program;
4. A combination of one or more of the above measures.

Additionally, 30 days prior to commencement of ground disturbing activities, local tribes should be notified and invited to monitor grading and ground-disturbing activities along with the archaeological monitor.

If human remains are encountered during any proposed project activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of being granted access to the site.

TABLE OF CONTENTS

MANAGEMENT SUMMARY	ii
INTRODUCTION.....	1
NATURAL SETTING	1
BIOLOGY	1
GEOLOGY	1
CURRENT SETTING	1
CULTURAL SETTING	3
PREHISTORIC CONTEXT	3
ETHNOGRAPHY	3
HISTORY	4
PERSONNEL	7
METHODS	7
RESEARCH	7
FIELD SURVEY	7
SACRED LANDS FILE SEARCH AND TRIBAL SCOPING	7
RESULTS	8
RESEARCH	8
FIELD SURVEY	13
SACRED LANDS FILE SEARCH AND TRIBAL SCOPING	14
SIGNIFICANCE EVALUATIONS	16
CALIFORNIA REGISTER OF HISTORICAL RESOURCES	17
LOCAL DESIGNATION ELIGIBILITY	17
CALIFORNIA REGISTER EVALUATION OF 4440 BROCKTON AVENUE	19
CITY LANDMARK EVALUATION OF 4440 BROCKON AVENUE	20
CITY STRUCTURE/RESOURCE OF MERIT EVALUATION 4440 BROCKTON AVE ...	21
CALIFORNIA REGISTER EVALUATION OF 4468 BROCKTON AVENUE	22
CITY LANDMARK EVALUATION OF 4468 BROCKON AVENUE	22
CITY STRUCTURE/RESOURCE OF MERIT EVALUATION 4468 BROCKTON AVE ...	23
RECOMMENDATIONS	24
REFERENCES.....	26

FIGURES

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

A: Cultural Resources within One Mile of the Project site.....	9
B: Tribal Scoping Correspondence Summary	14

APPENDICES

A:	DEPARTMENT OF PARK AND RECREATION 523 FORMS
B:	TRIBAL SCOPING
C:	PALEONTOLOGICAL OVERVIEW

INTRODUCTION

BCR Consulting LLC (BCR Consulting) is under contract to Terracon to complete a Cultural Resources Assessment of the Medical Office Building and Auto Shop Project (Assessor Parcel Numbers 217-060-020-8 and 217-060-009-9; the project) located at 4440 and 4468 Brockton Avenue in the City of Riverside, Riverside County, California. The project will consist of the demolition of existing buildings and development of new medical facilities within the project site boundaries. A cultural resources records search review, intensive pedestrian field survey, Sacred Lands File Search, and paleontological overview were conducted for the project site in partial fulfillment of the California Environmental Quality Act (CEQA). Tribal scoping is ongoing. The project site is located within a non-sectioned portion of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the United States Geological Survey (USGS) *Riverside West* (1981), *California* 7.5-minute topographic quadrangle (Figure 1).

NATURAL SETTING

The elevation of the project site ranges from approximately 800 feet above mean sea level (AMSL). The project site is relatively flat although undulating terrain is located immediately to the south and the Tequesquito Arroyo flows from east to west approximately 0.25 miles to the south. Artificial disturbances consist of mechanical grading and excavation for buildings, utilities, and roads.

Biology

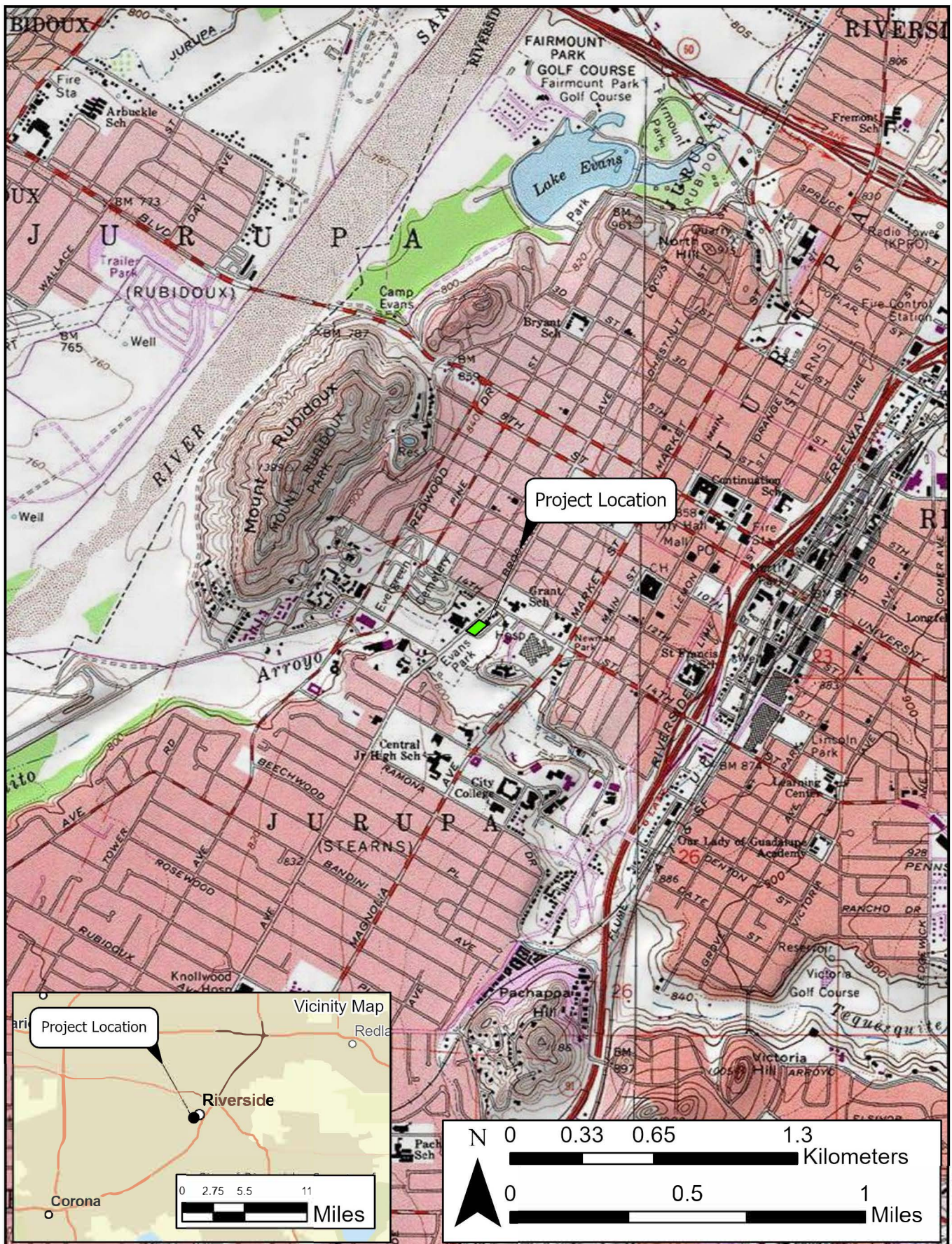
Most of the local vegetation is landscaped and imported. Although mechanical grading has severely impacted the native vegetation, remnants of coastal sage scrub habitat have been observed in the vicinity of the project site (see Williams et al. 2008: 84-90 and 117-123). For details on prehistoric use of these vegetation communities, see Lightfoot and Parrish 2009.

Geology

The project site is located in the Peninsular Range geologic province of California that encompasses western Riverside County. It occupies the eastern margin of the Perris Block (Kenney 1999), which is bounded on the east by the San Jacinto Fault (Reynolds 1988, Morton 1972, 1977). Crystalline rocks present in the region include late Jurassic and cretaceous granitics of the southern California batholith. These resistant rocks weather to form gray or tan colored, boulder-covered conical buttes and hills. Locally, a thin veneer of Holocene soils typically obscures late Pleistocene sediments that often erode away to reveal the base of local boulder outcrops (Rogers 1965). During prehistory in Western Riverside County the boulders that form such outcrops were widely utilized as milling slicks for seed processing. Decomposing granite in the form of light brown sandy silts intermixed with granitic and quartz cobbles dominates sediments observed within the project site.

CURRENT SETTING

The project site exhibits physiographic characteristics consistent with those described in the Natural Setting section above. It is located in an urban setting of the City of Riverside and is



Project Location Site
Medical Office Building and Auto Shop

Figure 1

Reference: ESRI: USGS Quad: Riverside West, California (1981)

Terracon

occupied by one historic-period medical building at 4440 Brockton Avenue, and one historic-period auto repair shop at 4468 Brockton Avenue. The Riverside Community Hospital is adjacent to the project site to the north, south, and east. Industrial and commercial properties and a vacant lot are located across Brockton Avenue to the west. Comprehensive land use history is provided under Additional Research on page 11.

CULTURAL SETTING

Prehistoric Context

The local prehistoric cultural setting has been organized into many chronological frameworks (see Warren and Crabtree 1986; Bettinger and Taylor 1974; Lanning 1963; Hunt 1960; Wallace 1958, 1962, 1977; Wallace and Taylor 1978; Campbell and Campbell 1935), although there is no definitive sequence for the region. The difficulties in establishing cultural chronologies for Riverside County are a function of its enormous size and the small amount of archaeological excavations conducted there. Moreover, throughout prehistory many groups have occupied the area and their territories often overlap spatially and chronologically resulting in mixed artifact deposits. Due to dry climate and capricious geological processes, these artifacts rarely become integrated in-situ. Lacking a milieu hospitable to the preservation of cultural midden, local chronologies have relied upon temporally diagnostic artifacts, such as projectile points, or upon the presence/absence of other temporal indicators, such as groundstone. Such methods are instructive, but can be limited by prehistoric occupants' concurrent use of different artifact styles, or by artifact re-use or re-sharpening, as well as researchers' mistaken diagnosis, and other factors (see Flenniken 1985; Flenniken and Raymond 1986; Flenniken and Wilke 1989). Recognizing the shortcomings of comparative temporal indicators, this study recommends review of Warren and Crabtree (1986), who have drawn upon this method to produce a commonly cited and relatively comprehensive chronology.

Ethnography

The project site is situated within the traditional boundaries of the Cahuilla (Bean and Shipek 1978; Kroeber 1925), and the area was probably also used by Lusieño, Serrano, and Gabrielino.

Cahuilla. The Cahuilla are a member of the Cupan group of the Takic subfamily of languages (Bean and Shipek 1978:550). Like other Native American groups in southern California, the Cahuilla practiced semi-nomadic hunter-gatherer subsistence strategies and commonly exploited seasonably available plant and animal resources. Spanish missionaries were the first outsiders to encounter them during the late 18th century. The Cahuilla are generally divided into three groups: Desert Cahuilla, Mountain Cahuilla, and Western (or Pass) Cahuilla (Kroeber 1925). The term Western Cahuilla is preferred over Pass Cahuilla because this group is not confined to the San Geronio Pass area. The distinctions are believed to be primarily geographic, although linguistic and cultural differences may have existed to varying degrees (Strong 1929). Cahuilla territory lies within the geographic center of Southern California and the Cocopa-Maricopa Trail, a major prehistoric trade route, ran through it. The first written accounts of the Cahuilla are attributed to mission fathers; later documentation was by Strong (1929), Bright (1998), and others.

Luiseño. Typically, the native culture groups in southern California are named after nearby Spanish missions, and such is the case for this Takic-speaking population. For instance, the term “Luiseño” is applied to the natives inhabiting the region within the “ecclesiastical jurisdiction of Mission San Luis Rey...[and who shared] an ancestral relationship which is evident in their cosmogony, and oral tradition, common language, and reciprocal relationship in ceremonies” (Oxendine 1983:8). The first written accounts of the Luiseño are attributed to the mission fathers. Sparkman (1908), Oxendine (1983) and others produced later documentation. Prior to Spanish occupation of California, the territory of the Luiseño extended along the coast from Agua Hedionda Creek to the south, Aliso Creek to the northwest, and the Elsinore Valley and Palomar Mountain to the east. These territorial boundaries were somewhat fluid and changed through time. They encompassed an extremely diverse environment that included coastal beaches, lagoons and marshes, inland river valleys and foothills, and mountain groves of oaks and evergreens (Bean and Shipek 1978:551; Kroeber 1925).

Serrano. The Uto-Aztecan “Serrano” people occupied the western Mojave Desert periphery. Kroeber (1925) applied the generic term “Serrano” to four groups, each with distinct territories: the Kitanemuk, Tataviam, Vanyume, and Serrano. Only one group, in the San Bernardino Mountains and West-Central Mojave Desert, ethnically claims the term Serrano. Bean and Smith (1978) indicate that the Vanyume, an obscure Takic population, was found along the Mojave River at the time of Spanish contact. The Kitanemuk lived to the north and west, while the Tataviam lived to the west. The Serrano lived mainly to the south (Bean and Smith 1978). All may have used the western Mojave area seasonally. Historical records are unclear concerning precise territory and village locations.

History

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

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

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

American Period. The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to

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

City of Riverside. The City of Riverside was settled in the a land rush to the western United States in the latter half of the nineteenth century. John W. North, a townsite developer, judge, and surveyor for the Southern California Colony Association, accompanied a party to the area in 1870. North had a vision for establishing a colony of well-educated, religious citizens who would work for the betterment of the colony. After acquiring land along the banks of the Santa Ana River, North and his party began building an upper canal from the river. Once the canal reached their new settlement in 1871, the townsite was named Riverside, a post office was established, and it became a small utopian agricultural community. Financial straits forced Riverside to be sold to rival developers Samuel Cary Evans and William Sayward in 1874. The two men consolidated 15,000 acres of land into the Riverside Land and Irrigating Company, spurring the development and sale of land to new residents. It was around this time that Riverside settlers Luther and Eliza Tibbets introduced navel oranges to the region, setting the stage for the economic dominance of citrus in Riverside. The Southern Californian climate was favorable for orange cultivation and the fruit's tough exterior made it ideal for shipping. By 1882, nearly a quarter of California's citrus trees were located in Riverside. As agriculture and the citrus industry drew more people to the area, a 60% majority of its residents voted to incorporate the Riverside Land and Irrigating Company lands as a city in 1883. Riverside began to expand eastward as its population increased. As the California Southern Railroad graded land and built tracks to the young city, many Chinese immigrants who worked in railroad construction also arrived in Riverside and established their own community on the edge of the present-day downtown area. In 1893, the city became the Riverside County seat after its formation by an act of the state legislature. Later developments such as refrigerated railroad cars and innovative irrigation systems further bolstered the local economy, making Riverside the state's wealthiest city by 1895 (City of Riverside; Gudde 1962:256; Lech 2007:7; Patterson 1971:194-195; Stewart 1987:9).

Through the early twentieth century, Riverside's vast orange groves drew thousands of wealthy visitors to the city. At the same time, the lucrative citrus industry spurred the transformation of Riverside from an agrarian community to a thriving city featuring large brick buildings, community parks, stately homes, and luxurious amenities. Numerous hotels sprang up to host the masses passing through the city. Beginning with Benjamin Harrison, the city hosted several U.S. Presidents over subsequent years, including Presidents William McKinley, Theodore Roosevelt, William Howard Taft, and Herbert Hoover.

The citrus industry continued its economic dominance, with packinghouses and their packers increasing in number through the 1890s. Machine-powered sorting and packing began to take hold by the early 1900s, and steadily increased through the 1930s. Manufacturing industries arose to supplement citrus packing. In the 1920s, reorganized city planning began to take hold in Riverside. Spanish and Mission Revival architecture became the encouraged standard for new buildings in an effort to exhibit a fantasy version of the city's early Californian history. During this period, segregation had forced many of the African-American and Hispanic residents to the east side of the city, with white, more affluent residents remaining downtown or moving to the west side of the city. In the late 1920s and early 1930, the more affluent downtown became populated by chain stores among pristine Victorian homes from Riverside's early years. Meanwhile, paving of new roads near Riverside under the Works Progress Administration and the increased activity of nearby March Field Air Force Base brought more visitors to the city, where they could live in close proximity to their place of employment. In the years leading up to World War II, acreage devoted to orange groves began to dwindle in the midst of wartime concerns and gradual suburbanization (City of Riverside; Freeman 2009:12; Lech 2007:7; Patterson 1971:259-391).

World War II increased activity at March Field (and in Riverside). The Riverside area was removed from the densely populated ports and large cities throughout the rest of Southern California. As such, the area's large open spaces were quickly utilized for temporary and permanent military installations hosting training and manufacturing for the war efforts. March Field, originally only encompassing one square mile, was expanded on all sides to accommodate the rapid influx of military installations and personnel. Camp Haan, built in 1940, and Camp Anza, built in 1942, were expediently constructed outposts near Riverside that accommodated the tens of thousands working or training at March Field. The increased travel to Riverside and the surrounding area ran so high during the war years that military personnel and non-service members alike struggled to find housing, temporary or permanent. After the war, Riverside experienced a massive boom in suburbanization and urban diversification that was reflected across much of the country.

Between 1950 and 1960, Riverside's population increased from 46,399 to 83,714 – an increase of about 80 percent. Subdivisions and the creation of new residential lots numbered between 1,000 and 2,000 lots each year. By that time, the city limits had nearly doubled to 72 square miles. The 1950s also saw the rise of academic institutions in Riverside that would serve as new attractions for the burgeoning city. In 1955, California Baptist College (presently University) moved into a 75-acre retirement facility Magnolia Avenue. The University of California established the Citrus Experiment Station at the base of Mount Rubidoux in 1907, for the purpose of citrus research. Academic classes were added in 1954, and in 1959, it became the home of the University of California, Riverside branch of the university system. Large-scale commercial growth also marked the mid-to-late twentieth century in Riverside. The Riverside Plaza, an open-air shopping center and one of the first mall-like developments in Southern California, was constructed in 1956-1957. The \$45-million Tyler Mall joined the Plaza as a commercial hub when it was built as a single-story indoor mall in 1970. Built in the mid-1950s, the Riverside International Raceway provided prime entertainment for local residents and racing fans nationwide from 1957 to 1989. The venue hosted all major racing circuits. Today, Riverside has continued its growth to become the largest city in Riverside County, with a population of more than 300,000 within 81 square miles of city limits.

PERSONNEL

David Brunzell, M.A., RPA acted as the Project Manager and Principal Archaeologist for the current study. Mr. Brunzell completed the records search review, assisted with research, provided project oversight, and authored the technical report. BCR Consulting Architectural Historian Kara Brunzell acted as Principal Architectural Historian/Historian, provided oversight for research and completion of the Department of Park and Recreation (DPR) 523 forms, and contributed to the report. BCR Consulting Archaeological Crew Chief Timothy Blood, M.S. completed the cultural resources field survey.

METHODS

Research

Eastern Information Center (EIC) records are currently being transferred to the South Coastal Information Center (SCIC) and are not available for review. A records search for a nearby study that included the project site in its radius was reviewed by BCR Consulting staff (Tibbet 2017) for the current project. The review summarized results from previously completed cultural resources reports in the surrounding area, review of the National Register of Historic Places, California State Historical Landmarks, California Points of Historical Interest, Riverside County Historical Landmarks, Landmarks of the City of Riverside, and Historic Districts of Riverside. Additional land use history research was performed through the City of Riverside, the Riverside Public Library, the Riverside County Assessor and Recorder, and General Land Office records of the Bureau of Land Management.

Field Survey

An intensive-level cultural resources field survey of the project site was conducted on August 30, 2024. The survey was conducted by walking parallel transects spaced approximately 10-15 meters apart across the project site. A historic-period community medical building at 4440 Brockton Avenue and a historic-period auto repair shop at 4468 Brockton Avenue were recorded on DPR 523 forms. Context views and detail photographs were taken of the historic-period resources and at various points within the project boundaries (see Appendix B). Cultural resources were recorded per the California OHP *Instructions for Recording Historical Resources* in the field using:

- Detailed note taking for entry on DPR forms (Appendix A)
- Hand-held Garmin Global Positioning systems for mapping purposes.

Sacred Land File Search and Tribal Scoping

BCR Consulting has contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File Search and for a list of Native American tribes to contact. One notification and project maps were sent to the NAHC, and to each listed Native American Tribe via email or the U.S. Postal Service. BCR Consulting has contacted all entities listed to discern whether any tribe or individual has knowledge of cultural resources, including tribal cultural resources and cultural landscapes, within the project boundaries. CEQA guidelines define a tribal cultural resource as a site, feature, place, cultural landscape, sacred place or object, which is of cultural value to a tribe and is either on or eligible for listing in the California Register

of Historical Resources, or that the lead agency at its discretion chooses to treat as a tribal cultural resource. Please note that correspondence with tribes during this process are for information purposes only. These communications are not intended to take the place of Assembly Bill (AB) 52 government to government consultation between tribal governments and the lead agency for CEQA. AB52 requirements are described in detail below.

Assembly Bill 52. California Assembly Bill 52 was approved on September 25, 2014. As stated in Section 11 of AB 52, the act applies only to projects that have a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015.

AB 52 establishes “tribal cultural resources” (TCRs) as a new category of resources under CEQA. As defined under Public Resources Code Section 21074, TCRs are “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe” that are either: (1) included or determined to be eligible for inclusion in the CRHR; included in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or (2) determined by the lead agency to be significant pursuant to the criteria for inclusion in the CRHR set forth in Public Resources Code Section 5024.1(c), if supported by substantial evidence and taking into account the significance of the resource to a California Native American tribe. A “historical resource” as defined in Public Resources Code Section 21084.1, a “unique archaeological resource” as defined in Public Resources Code Section 21083.2(g), or a “nonunique archaeological resource” as defined in Public Resources Code Section 21083.2(h) may also be TCRs.

AB 52 further establishes a new consultation process with California Native American tribes for proposed projects in geographic areas that are traditionally and culturally affiliated with that tribe. Per Public Resources Code Section 21073, “California Native American tribe” includes federally and non-federally recognized tribes on the NAHC contact list. Subject to certain prerequisites, AB 52 requires, among other things, that a lead agency consult with the geographically affiliated tribe before the release of an environmental review document for a proposed project regarding project alternatives, recommended mitigation measures, or potential significant effects, if the tribe so requests in writing. If the tribe and the lead agency agree upon mitigation measures during their consultation, these mitigation measures must be recommended for inclusion in the environmental document (Public Resources Code Sections 21080.3.1, 21080.3.2, 21082.3, 21084.2, and 21084.3).

Since the City will initiate and carry out any required SB18 and AB52 Native American Consultation, the results of the consultation are not provided in this report. However, this report may be used during the consultation process, and BCR Consulting staff are available to answer questions and address comments as necessary.

RESULTS

Research

Records Search. EIC records are currently being transferred to the SCIC and are not available for review. A records search completed at the EIC for a nearby study (approximately 0.6 miles to the northwest) that included the project site in its radius was reviewed by BCR

Consulting staff (Tibbet 2017) for the current project, and was cross-referenced with a records search completed for an older adjacent study (Wilkman 2013). This research indicates that 33 previous cultural resource studies have occurred resulting in 86 cultural resources identified within approximately one mile of the project site. The project site has never been subject to previous cultural resources assessment and no cultural resources have been identified within its boundaries. The resource nearest the project site comprises the Riverside Community Hospital Campus, composed of 17 buildings constructed between 1925 and 2013. These buildings were identified, recorded, and evaluated in 2013 (Wilkman 2013). This report is on file at BCR Consulting LLC. Research has not shown that it was submitted to the EIC. None of the hospital buildings identified during this study are within the current project site boundaries. The records search results are summarized as follows:

Table A. Cultural Resources Within One Mile of the Project Site

Primary Number	Site Description
33-677	Fairmount Park, 1939; Bedrock Milling Features, Artifact Scatter
33-678	Spring Rancheria/Prehistoric Habitation Site
33-3248	Historic Chinatown, Destroyed
33-3353	Historic Refuse Deposit
33-3358	Historic Refuse Deposit
33-3834	Historic Refuse Deposit
33-4170	Prehistoric Bedrock Milling Feature, Midden
33-5042	Historic Reservoir
33-5648	Historic Jurupa Ditch 1843-45
33-7411	3878 Fort Drive, Riverside 1915 Residence
33-7413	5814 Mission Blvd., Rubidoux; Hillrise Historic House 1905
33-7724	3612 Pioneer, Rubidoux; 1920 Residence
33-8810	3800-36 Orange Street, Riverside; 1927 Commercial Building
33-8811	4060 Orange Street, Riverside; 1931 Commercial Building
33-8904	3750 Ninth Street, Riverside; Schaker Building 1953 Commercial
33-8905	3960/3964 Orange Street, Riverside; 1940 Commercial Building
33-9526	3504 Mission Inn Avenue, Riverside; 1913 Church
33-9679	3743 Seventh Street, Riverside; Loring Opera House 1890
33-9680	Mount Rubidoux 1909 Easter Sunday Service Site
33-9682	3425 7 th Street, Riverside; Old YMCA Building 1906
33-9698	5575 Block Mission Blvd., Rubidoux 1834 Louis Rubidoux House
33-9699	5540 Moling Way, Rubidoux; Old Rubidoux Grist Mill
33-11193	3200 Rubidoux Blvd., Fontana; 1920 Commercial
33-11567	4500 Glenwood Drive, Riverside; Us Salinity Laboratory
33-11770	4484 5 th Street, Riverside; 1930 Craftsman Residence
33-11777	3825 7 th Street, Riverside; Reynold's Shoeshine Parlor 1890
33-11778	3990 7 th Street, Riverside; Pre-1908 Residence
33-11779	4146 7 th Street, Riverside; Pre-1908 Residence

Primary Number	Site Description
33-11780	4160 7 th Street, Riverside; 1910 Residence
33-11781	4191 7 th Street, Riverside; 1907 Residence
33-11782	4207 7 th Street, Riverside; 1908 Residence`
33-11786	3891 10 th Street, Riverside; 1890 Residence
33-11790	4336 12 th Street, Riverside; 1890 Residence
33-1171	4392 12 th Street, Riverside; 1910 Residence
33-11823	4049 Almond Street, Riverside; 1885 Residence
33-11827	3115 Brockton Avenue, Riverside; Irvine House
33-11829	4290 Brockton Avenue, Riverside; 1912 Residence
33-11832	3605-07 Chestnut Street, Riverside; 1909 Residence
33-11852	4001 Main Street, Riverside; c. 1925 Bank
33-11853	3544 Pine Street, Riverside; Coggins Home 1890s
33-11868	4272-4298 University Avenue, Rubidoux Apartments 1930
33-11869	4392 University Avenue, Riverside; 1913 Residence
33-11881	4495 Magnolia Avenue, Riverside; Calvary Presbyterian Church
33-12130	Fairmount Park, Riverside; 1806 Riverside Landmark #69
33-12136	2055 Fairmount Blvd., Riverside; 1925 Residence;
33-12185	4195 10 th Street, Riverside; 1905 Residence
33-12807	4725 Brockton Avenue, Riverside; Eden Lutheran Church 1953
33-13967	58289 Mission Blvd; Rubidoux; 1947 Commercial Building
33-14325	4648 Ladera Lane; Riverside; 1927 Residence
33-14327	4480 Mission Inn Avenue, Riverside; Brough/Hammond Residence
33-14330	2991 Hall Avenue, Rubidoux; 1957 Residence
33-14331	2993 Hall Avenue, Rubidoux; 948 Residence
33-14332	2995 Hall Avenue, Rubidoux; 1948 Residence
33-14333	2297 Hall Avenue, Rubidoux; 1953 Residence
33-14334	2975 Hall Avenue, Rubidoux; 1947 Residence
33-14335	2917 Hall Avenue, Rubidoux; 1958 Residence
33-14336	2913 Hall Avenue, Rubidoux; 1950 Residence
33-14337	2970 Hall Avenue, Rubidoux; 1953 Residence
33-14338	2960 Hall Avenue, Rubidoux; 1952 Residence
33-14339	2936 Hall Avenue, Rubidoux; 1912 Residence
33-14341	2839 Wallace Street; Rubidoux; 1954 Residence
33-14347	2861 Wallace Street; Rubidoux; 1954 Residence
33-14343	3081 Wallace Street; Rubidoux; 1936 Residence
33-14344	2095 Wallace Street; Rubidoux; 1950 Residence
33-04345	3121 Wallace Street; Rubidoux; 1932 Residence
33-4346	3082 Wallace Street; Rubidoux; 1950 Residence

Primary Number	Site Description
33-14347	3078 + 3082 ½ Wallace Street; Rubidoux; 1950 Residence
33-14348	3182 Rubidoux Blvd, 1895 Residence
33-14349	3365 Crestmore Road, Rubidoux; 1940 Residence
33-14350	3345 Crestmore Road, Rubidoux; 1950 Residence
33-14351	5003 34 th Street, Rubidoux; 1940 Residence
33-16711	3833 Mennes Avenue, Rubidoux; 1926 Residence
33-16848	Santa Ana River Trunk Sewer 1941
33-17411	Historic Foundations and Landscape Features
33-17539	CA-RIV-9105H Residential Remnants
33-18084	5992 Mission Blvd., Rubidoux; 1964 Residence
33-19793	5688-5690 Mission Blvd., Rubidoux; 1954 Commercial Building
33-19794	5694-5704/5714-5726 Mission Blvd, Rubidoux; 1958 Shopping Center
33-19795	5770-5780 Mission Blvd., Rubidoux; 1964 Commercial Buildings
33-19894	5448 Mission Blvd., Rubidoux; 1945 Commercial Building
33-24751	CA-RIV-12253 Rockshelter, Etchings
33-24752	CA-RIV-12254 Rock Shelter, Ceramic Scatter
33-24754	CA-RIV-12256 Rock Shelter, Ceramic Scatter
33-24811	CA-RIV-12301 Bedrock Milling Feature
33-24812	CA-RIV-12302 Bedrock Milling Feature
33-24816	CA-RIV-12305H Residential Remnants

Additional Research. The project site comprises two properties, at 4440 Brockton Avenue (occupied by a historic-period commercial building) and 4468 Brockton Avenue (occupied by a historic-period commercial/industrial building). Historical contexts are provided for each of the two properties below. Please see Appendix A for references.

4440 Brockton Avenue. The medical office building at 4440 Brockton Avenue was built in 1967 by contractors, Robinson & Wilson, Inc. The building was designed by the architectural firm of Cowan & Bussey. Prior to 1967, the property had been the site of a laundromat that was demolished. In the 1980s, the building was owned by Sorin Eremia (b.1951), a Romanian-born doctor who attended University of California Berkeley. Eremia married Susan Vanholten in 1991. At the beginning of the 1990s, the property was owned by Dr. Garth Nelson. In the mid-1990s, the property was transferred to Rudy Quintanar. By the 2010s, the building was owned by the Riverside Healthcare System, with Sorin Eremia as the main contact.

The contracting firm of Robinson & Wilson, Inc. (who constructed the subject building) was formed in the 1940s in San Bernardino. The firm was started by J. N Robinson and his son-in-law, William M. Wilson, who formed a partnership in 1949. Previously, Robinson had his own company for over 30 years. They worked mainly on commercial and civic properties, such as the San Bernardino Hall of Justice. In 1963, they expanded to a bigger office building on Arrowhead Avenue in San Bernardino. They prided themselves on using modern

technologies, mainly concrete masonry unit and stucco designs, common in Mid-Century Modern commercial architecture.

The architectural firm of Cowan & Bussey (who designed the subject building) had offices in Riverside and San Bernardino. The award-winning AIA firm was started by William L. Cowan (1922-1993) and Noble R. Bussey (1927-2017) in the 1950s. A native of Tennessee, Cowan attended Riverside College before marrying Patricia Kretzmann (1920-1999) in 1968. Bussey was born in Missouri and moved to Riverside with his family in 1935. He married Virginia Lee (1932-2018), in 1948 and they had five children. They were divorced and Bussey remarried Patricia Harbach (1930-2006) in 1958, with whom he had a son. The firm designed commercial and civic architecture as well as custom homes, apartment buildings, and residential tracts. Although they specialized in Mid-Century Modern architecture, the firm made forays into Googie, Tiki Modern, and New Formalism. Their legacy has not been fully documented, but they have been recognized as an important local postwar architectural firm. Most of their projects were in Riverside and San Bernardino.

Several Cowan & Bussey projects were evaluated by the City in 2013 and found locally- and/or NRHP-eligible (although none have been adopted as City Landmarks or added to the Built Environment Resources Directory). Cowan & Bussey's Bourns Incorporated Headquarters, an early project, won an award shortly after its completion. The William Cowan Residence was featured in a 1967 Architectural Digest article and has been recognized as a defining example of Mid-century Modern residential design in Riverside. Cowan & Bussey was prolific in the 1960s and not all their projects were design masterpieces; several historical resource evaluations of their projects have resulted in recommendations of ineligibility. The firm dissolved in the 1970s, after working on the Meadowbrook Park and Tower Apartments. Some notable works include:

- Church of Christ, Riverside, 1959 (3CS, 5S3)
- Residence, 5451 Glenhaven Ave., Riverside, 1960 (3CS, 5S3)
- Aloha Homes, Orange, 1961
- Bourns Incorporated Headquarters, Riverside, 1961 (3CS, 5S3, 1963 Award)
- Riverside Convalescent Hospital, Riverside, 1962 (5S3)
- William Cowan Residence, Riverside, 1962, (3CS, 5S3)
- La Mesa Hospital, San Diego, 1964
- Castle View Elementary School, 1965 (5S3)
- Islander Swim and Recreation Center, Riverside, 1965
- JK Market, Riverside, 1966 (5S3)
- California Baptist University, Riverside, 1966-1968
- West Redlands Apartments, Riverside, 1970
- Meadowbrook Park and Tower Apartments, San Bernardino, 1971

4468 Brockton Avenue. The building at 4468 Brockton Avenue was built in 1939. Previously there had been a residence on the property, owned by W. Crawford, who worked as a commercial painter. Starting in the 1940s, it was home to a car garage, owned by Smith & Patterson, which had been operating for several years in various Riverside locations. In the 1960s, the auto shop was owned and operated by Arthur Smith. Research has not revealed

biographical details about Smith or Patterson. From the early 2000s until 2024, the building has been the location of Brockton Auto Clinic, owned by Clint Randolph.

Field Survey

During the field survey, BCR Consulting personnel identified the historic-period medical office building at 4440 Brockton Avenue and the historic-period auto repair shop at 4468 Brockton Avenue. Both buildings are described below and have been documented (including photographs) using California DPR 523 forms (Appendix A). No additional cultural resources were identified within the project site boundaries. The project site exhibited approximately 15 percent surface visibility, although those areas were landscaped. Vegetation included ornamental and imported plants and grass. No other cultural resources of any kind (including prehistoric or historic-period archaeological sites or other historic-period architectural resources) were identified during the field survey.

4440 Brockton Avenue. The 0.65-acre property located in a commercial area just southwest of downtown Riverside. The two-story commercial building occupies most of its parcel, with small landscaped areas at the front and back. The main story, which is at street level, sits upon a raised basement level that consists of a concrete parking garage accessed by a driveway that slopes downward southwest of the building. The building is roughly rectangular in plan. It has a flat roof with a wide overhang and a heavy soffit. It is constructed of concrete masonry units with spray-on stucco on the roof overhang. A wide tiled walkway, which is sheltered by the deep roof overhang and has a simple metal balustrade, encircles the building, creating an outdoor hall with direct access to interior rooms. The tiled base of the walkway projects from the basement level, making the building appear to float above ground. It has primary entrances in recessed centered notches on elevations facing the street and the parking lot. The main entrance on the parking lot (southeast) elevation is fitted with fully-glazed aluminum doors with sidelights and accessed by two wide concrete ramps (installed in 2014) that connect at the center. The main pedestrian entrance on the street-facing (northwest) elevation is fitted with the same type of doors and accessed by a wide set of concrete steps. Paired full-height openings, separated by projecting vertical shade fins along the full-length of the street-and parking lot-facing elevations, are fitted with aluminum-frame windows or metal doors. Side elevations have a similar pattern of openings but lack dramatic shade fins. Metal letters on the walls adjacent to the center entrances that face Brockton Avenue advertise the building as a medical office. A sign at the west corner of the property reads "Community Medical Building." A set of exterior stairs leads from the driveway to the exterior hallway, which is on the second floor at the southwest side of the building. The building is in good condition.

4468 Brockton Avenue. The 0.17-acre property is located adjacent to Riverside Community Hospital just southwest of downtown Riverside. The one-story commercial/industrial building occupies approximately a third of its parcel, with a concrete parking lot surrounding it. Landscaping is limited to a few small trees adjacent to the northeast elevation of the building. The building is set back approximately 30 feet from Brockton Avenue and is roughly rectangular in plan; it is oriented at an angle to Brockton Avenue and the parcel boundaries, creating a triangular void between the building and its neighbor to the north. The building has a front-gabled roof obscured by a stepped parapet on the main (northwest) elevation and is clad in stucco. The main façade is dominated by a large vehicle opening enclosed in corrugated metal with a human-scale door within it. There is business signage on the parapet

above it. A human-scale entrance to the right of the vehicle entrance is fitted with a paneled door and a security screen door. A small shed-roofed storage area projects from the southwest elevation. There is a vehicle entrance with metal roll-up door on the rear elevation. The building lacks fenestration. A flat-roofed metal carport projects from the southeast (rear) elevation, supported by metal posts. Chain link fencing encloses the parking area behind the building, which has two metal shipping containers stored in it. The building is in fair condition.

Sacred Land File Search and Tribal Scoping

The NAHC replied on August 30, 2024. Results of Sacred Land File Search did not indicate the presence of Native American cultural resources, and recommended that the below groups/individuals be contacted. BCR Consulting sent notifications to tribes on September 27, 2024. Correspondence is summarized below and available responses are attached in their entirety (Appendix C). These are up to date as of November 22, 2024.

Table B. Tribal Scoping Correspondence Summary*

Group	Individual Contact	Response from Tribes
Agua Caliente Band of Cahuilla Indians	Lacy Padilla, Director of Historic Preservation/THPO	10/8/2024: Claritsa Duarte responded in a letter attached to an email to request a cultural resources inventory, copies of any cultural resource documents generated in connection with this project, and a copy of the records search survey reports and site records.
Augustine Band of Cahuilla Indians	Tribal Operations,	9/30/2024: Jacobia Kirksey responded in an email to state that Augustine is not aware of any specific cultural resources within the project area, and that accidental discoveries should be evaluated and protected in consultation with the NAHC.
Cabazon Band of Cahuilla Indians	Doug Welmas, Chairperson	No response
Cahuilla Band of Indians	Erica Schenk, Chairperson	No response
Cahuilla Band of Indians	BobbyRay Esparza, Cultural Director	No response
Cahuilla Band of Indians	Anthony Madrigal, Tribal Historic Preservation Officer	No response
Gabrieleno Band of Mission Indians - Kizh Nation	Andrew Salas, Chairperson	No response
Gabrieleno Band of Mission Indians - Kizh Nation	Christina Swindall Martinez, Secretary	No response

Group	Individual Contact	Response from Tribes
Gabrieleno/Tongva San Gabriel Band of Mission Indians	Anthony Morales, Chairperson	No response
Gabrielino Tongva Indians of California Tribal Council	Christina Conley, Cultural Resource Administrator	9/27/2024: Ms. Conley responded by email to state that the project is "within a footprint of a known cultural site." She deferred to Adrian Morales of the San Gabriel Band of Mission Indians who she copied in her response.
Gabrielino Tongva Indians of California Tribal Council	Robert Dorame, Chairperson	No response
Gabrielino/Tongva Nation	Sandonne Goad, Chairperson	No response
Gabrielino-Tongva Tribe	Charles Alvarez, Chairperson	No response
Gabrielino-Tongva Tribe	Sam Dunlap, Cultural Resource Director	No response
Los Coyotes Band of Cahuilla and Cupeño Indians	Ray Chapparosa, Chairperson	No response
Morongo Band of Mission Indians	Ann Brierty, THPO	No response
Morongo Band of Mission Indians	Robert Martin, Chairperson	No response
Pala Band of Mission Indians	Shasta Gaughen, Tribal Historic Preservation Officer	No response
Pala Band of Mission Indians	Christopher Nejo, Legal Analyst/Researcher	No response
Pala Band of Mission Indians	Alexis Wallick, Assistant THPO	No response
Pechanga Band of Indians	Tuba Ebru Ozdil, Pechanga Cultural Analyst	No response
Pechanga Band of Indians	Steve Bodmer, General Counsel for Pechanga Band of Indians	No response
Quechan Tribe of the Fort Yuma Reservation	Manfred Scott, Acting Chairman - Kw'ts'an Cultural Committee	No response
Quechan Tribe of the Fort Yuma Reservation	Jill McCormick, Historic Preservation Officer	10/2/2024: Ms. McCormick responded in an email to state that they do not wish to comment and that they defer to local tribes.
Quechan Tribe of the Fort Yuma Reservation	Jordan Joaquin, President, Quechan Tribal Council	No response
Ramona Band of Cahuilla	John Gomez, Environmental Coordinator	No response

Group	Individual Contact	Response from Tribes
Ramona Band of Cahuilla	Joseph Hamilton, Chairperson	No response
Rincon Band of Luiseno Indians	Cheryl Madrigal, Cultural Resources Manager/Tribal Historic Preservation Officer	No response
Rincon Band of Luiseno Indians	Laurie Gonzalez, Tribal Council/Culture Committee Member	No response
Rincon Band of Luiseno Indians	Denise Turner Walsh, Attorney General	No response
Rincon Band of Luiseno Indians	Joseph Linton, Tribal Council/Culture Committee Member	No response
San Manuel Band of Mission Indians	Alexandra McCleary, Senior Manager of Cultural Resources Management	No response
Santa Rosa Band of Cahuilla Indians	Steven Estrada, Tribal Chairman	No response
Santa Rosa Band of Cahuilla Indians	Vanessa Minott, Tribal Administrator	10/7/2024: Ms. Minott responded by email to defer to Soboba Band of Luiseno Indians.
Serrano Nation of Mission Indians	Mark Cochrane, Co-Chairperson	No response
Serrano Nation of Mission Indians	Wayne Walker, Co-Chairperson	No response
Soboba Band of Luiseno Indians	Joseph Ontiveros, Tribal Historic Preservation Officer	No response
Soboba Band of Luiseno Indians	Jessica Valdez, Cultural Resource Specialist	No response
Torres-Martinez Desert Cahuilla Indians	Thomas Torte, Chairperson	No response
Torres-Martinez Desert Cahuilla Indians	Alesia Reed, Cultural Committee Chairwoman	No response
Torres-Martinez Desert Cahuilla Indians	Abraham Becerra, Cultural Coordinator	No response
Torres-Martinez Desert Cahuilla Indians	Gary Resvaloso, TM MLD	No response

*Notifications have been sent by email to all tribal representatives but one. An email address was not provided for Los Coyotes Band of Mission Indians Chairperson Shane Chapparosa. Chairperson Chapparosa was notified by U.S. Postal Service.

SIGNIFICANCE EVALUATIONS

Because this work was completed pursuant to CEQA, the resources identified within the project site boundaries requires evaluation for the California Register. The City of Riverside Community and Economic Development Department Consultant Requirements for Cultural Resources Survey, Studies and Reports Information Sheet also indicates that evaluation for

local designation eligibility should be performed per City of Riverside Municipal Code Title 20 (Cultural Resources Ordinance), County Landmark, etc. Since there is no federal review of this project, National Register of Historic Places eligibility evaluation is not required.

California Register of Historical Resources

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

1. It is associated with events that may have had a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded or has the potential to yield, information important to prehistory or history of the local area, California, or the nation.

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

Local Designation Eligibility

A review of the City Historic Resources Inventory, Existing and Potential Historic District and Neighborhood Conservation Areas, and Landmarks of the City of Riverside were all completed for the project site. Chapter 20.50.010 of the City municipal code defines a City Landmark as:

- A. 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
- B. Meets one or more of the following criteria:
 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.

An improvement or natural feature meeting one or more of the above criteria, yet not having the high degree of integrity to qualify as a landmark, may qualify as a structure or resource of merit (see subsection "Secretary of Interior's Standards for the Treatment of Historic Properties," below). An improvement or natural feature meeting one or more of the above criteria, yet not formally designated as a landmark by the City Council, may be an eligible landmark.

Chapter 20.50.010 of the City municipal code defines a City Structure (or Resource) of Merit as:

- A. 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 while retaining sufficient integrity; and:
- B. Meets one or more of the following criteria:
 1. Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.
 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. Has yielded or may be likely to yield, information important in history or prehistory; or
5. Represents an improvement or Cultural Resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains necessary integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

California Register Evaluation of 4440 Brockton Avenue

Criterion 1: The commercial property at 4440 Brockton Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with commercial development and expansion in Riverside during the postwar era. Research has not revealed that the property is significant within that or any other historic context; activities that have taken place in the subject building have made little impact on the historic record. Therefore, the property is recommended not eligible to the California Register under Criterion 1.

Criterion 2: The commercial property at 4440 Brockton Avenue is not associated with the life of persons important to our history. Research has revealed no important professional accomplishments or impacts on local history by individuals associated with the property, and the property type has limited potential for significant association with important persons. Therefore, the property lacks the association required for eligibility under Criterion 2. The property is recommended not eligible to the California Register under Criterion 2.

Criterion 3: The property is not significant for its architecture. Cowan & Bussey was a well-known regional firm during the 1960s with a prolific practice that included residential, commercial, and institutional design. Working with simple materials like concrete masonry units, they designed highly regarded custom homes, business headquarters, churches, and educational buildings, several of which have been found to qualify for historical listing based on the quality of their architecture. However, the practice was prolific during the 1960s and not all of its projects exhibit design distinction. The subject property is a good example of Mid-Century Modern commercial design with some interesting features such as shade fins adjacent to windows and the “floating” effect created by the outdoor hall. Cowan & Bussey developed a number of buildings with landmark characteristics, including bold roof forms, dramatic massing, use of decorative breeze block, and site-responsiveness. These features have been cited as character-defining for some of their more well known and significant works in Riverside, including the residence at 5451 Glenhaven Avenue, Bournes Incorporated Headquarters, and the Church of Christ. They are lacking in the subject property, which is a fairly ordinary 1960s commercial building that lacks the architectural distinction required for historic listing. For these reasons, the property is recommended not eligible to the California Register under Criterion 3.

Criterion 4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion 4. 4440 Brockton Avenue is an example of well-understood types of construction and does not appear to be a principal source of important information in this regard.

The property is recommended ineligible for listing on the California Register. It does not qualify as a historical resource under CEQA.

City Landmark Evaluation of 4440 Brockton Avenue

The subject building does not contribute to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City while retaining sufficient integrity. Furthermore:

1. Research has not indicated that the subject property and its constituent historic-age building exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.
2. Research failed to associate the subject property with any persons or events significant in local, state or national history.
3. Research and analysis have shown that the historic-age building at 4440 Brockton Avenue is a Mid-Century Modern commercial design. It exhibits some character-defining features from the City of Riverside Modernism Context Statement, including flat roof, simple geometric form, flush mounted steel framed windows, and exterior staircases and decks. It lacks other character defining features, such as post and beam construction, and brick or stone used as primary or accent material (see City of Riverside 2009). The building was designed by Cowan & Bussey who developed a number of buildings with other landmark characteristics lacking in the subject property, including bold roof forms, dramatic massing, use of decorative breeze block, and site-responsiveness. These features have been cited as character-defining for some of their more well known and significant works in Riverside, including the residence at 5451 Glenhaven Avenue, Bournes Incorporated Headquarters, and the Church of Christ. In comparison, the subject property is a fairly ordinary 1960s commercial building that lacks architectural distinction. While it does contain some character defining features of Mid-Century Modern design, they are not highly distinctive characteristics and the building does not represent a valuable example of the use of indigenous materials or craftsmanship as defined in the midcentury modern architecture section of the Riverside modernism context.
4. The subject building at 4440 Brockton Avenue is the work of Cowan & Bussey, who were a well-known regional firm during the 1960s.
5. The project site and its building and features does not embody elements that possess high artistic values or represent a significant structural or architectural achievement or innovation.
6. Research has failed to show that the subject property 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. Since research and analysis has demonstrated that the project site does not possess distinguishing characteristics, it is not one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.
8. The project site has been subject to severe disturbances associated with building construction. It has not yielded information important in history or prehistory. Archaeological monitoring is recommended due to the proximity of Riverside's former historic Chinatown and potential for associated buried remains. However, it is not recommended eligible under Criterion 8.

The subject building was constructed by Cowan & Bussey, who were a notable local firm. As such it meets City Landmark Criterion 4. The subject property is a good example of Mid-Century Modern commercial design with some interesting features such as shade fins adjacent to windows and the "floating" effect created by the outdoor hall. It lacks the features that made some other Cowan & Bussey buildings landmarks, including bold roof forms, dramatic massing, use of decorative breeze block, and site-responsiveness. In summary, it is an ordinary 1960s commercial building that lacks the architectural distinction required for historic listing. As such, it is not an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City. The site therefore does not qualify as a City Landmark. A review of the City Historic Resources Inventory, Existing and Potential Historic District and Neighborhood Conservation Areas, and Landmarks of the City of Riverside failed to indicate that the subject property at 4440 Brockton Avenue had been locally designated. It is therefore recommended not eligible for Local Designation.

Structure or Resource of Merit Evaluation of 4440 Brockton Avenue

The subject building at 4440 Brockton avenue does contribute to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City while retaining sufficient integrity. Furthermore,

1. It is a low-profile building and does not occupy unique location, nor does it embody a singular physical characteristic, or contain a view or vista representing an established and familiar visual feature within a neighborhood, community or area.
2. The building is a good example of Mid-Century commercial design, but it remains common. It does not represent an example of a type of building which was once common but is now rare in its neighborhood, community or area.
3. The subject building is a medical office. Such a use is locally common.
4. The subject building is relatively recent and was constructed using well understood materials and methods. It has not yielded and is not likely to yield, information important in history or prehistory.

5. The subject building has not changed significantly, and therefore it never exhibited a higher degree of integrity. It does not meet landmark criteria and therefore cannot convey significance as a structure or resource of merit.

California Register Evaluation of 4468 Brockton Avenue

Criterion 1: The commercial/industrial property at 4468 Brockton Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the commercial development of Riverside in the mid-twentieth century. Research has not revealed that the property is significant within that or any other historic context. It was one of many automobile-oriented businesses in the region and its operation made little impact on the historic record. Therefore, the property is recommended not eligible to the California Register under Criterion 1.

Criterion 2: The commercial property at 4468 Brockton Avenue is not associated with the life of persons important to our history. Research has revealed no important professional accomplishments or impacts on local history by individuals associated with the property, and the property type has limited potential for significant association with important persons. Therefore, the property lacks the association required for eligibility under Criterion 2. The property is recommended not eligible to the California Register under Criterion 2.

Criterion 3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or notable builder, nor does the building exhibit the design elements present in architectural landmarks. It lacks decorative features or references to a particular architectural style. The building is a small, utilitarian industrial facility without any notable design or engineering features. For these reasons, the property is recommended not eligible to the California Register under Criterion 3.

Criterion 4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion 4. 4468 Brockton Avenue is an example of well-understood types of construction and does not appear to be a principal source of important information in this regard.

The property is recommended ineligible for listing on the California Register. It does not qualify as a historical resource under CEQA.

City Landmark Evaluation of 4468 Brockton Avenue

The subject building does not contribute to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City while retaining sufficient integrity. Furthermore:

1. Research has not indicated that the subject property and its constituent historic-age building exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.
2. Research failed to associate the subject property with any persons or events significant in local, state or national history.

3. Research and analysis has shown that the subject property and its constituent historic-age building does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship. It is utilitarian in design and exhibits no distinct architectural style.
4. The subject building is not the work of a notable builder, designer, or architect, or important creative individual.
5. The project site and its building does not embody elements that possess high artistic values or represent a significant structural or architectural achievement or innovation.
6. Research has failed to show that the subject property 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. Since research and analysis has demonstrated that the project site does not possess distinguishing characteristics, it is not one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.
8. The project site has been subject to severe disturbances associated with building construction. It has not yielded information important in history or prehistory. Archaeological monitoring is recommended due to the proximity of Riverside's former historic Chinatown and potential for associated buried remains. However, it is not recommended eligible under Criterion 8.

Based on these results, the property and building at 4468 Brockton Avenue does not qualify as a City Landmark. A review of the City Historic Resources Inventory, Existing and Potential Historic District and Neighborhood Conservation Areas, and Landmarks of the City of Riverside failed to indicate that the subject property had been locally designated. It is therefore recommended not eligible for Local Designation.

Structure or Resource of Merit Evaluation of 4468 Brockton Avenue

The subject building at 4468 Brockton avenue does contribute to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City while retaining sufficient integrity. Furthermore,

1. The building is an auto repair shop in a commercial neighborhood located on a busy street. As such it does not occupy unique location, nor does it embody a singular physical characteristic, or contain a view or vista representing an established and familiar visual feature within a neighborhood, community or area.

2. The building lacks decorative features or references to a particular architectural style. Auto shops that occupy utilitarian buildings with that lack distinction are common. As such, it does not represent an example of a type of building which was once common but is now rare in its neighborhood, community or area.
3. The subject building is an auto repair shop. Such a use is common.
4. The subject building was constructed using well understood materials and methods. It has not yielded and is not likely to yield, information important in history or prehistory.
5. The subject building has not changed significantly, and therefore it never exhibited a higher degree of integrity. It does not meet landmark criteria and therefore cannot convey significance as a structure or resource of merit.

RECOMMENDATIONS

During the research and field survey, BCR Consulting personnel identified one historic-period medical building at 4440 Brockton Avenue, and one historic-period auto repair shop at 4468 Brockton Avenue within the project site. These resources are recommended not eligible for listing in the California Register, and do not appear to qualify for local designation. As such, the resources are not considered "historical resources" under CEQA. Therefore, no significant impact related to historical resources is anticipated and no further cultural resources fieldwork or evaluation is recommended unless:

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

The current study also attempted to determine whether significant archaeological deposits were present on the proposed project site. The project site has been subject to disturbances related to installations of the buildings. However, significant archaeological deposits have been recovered from Riverside's historic Chinatown (designated P-33-3284) located across the street from the project site near the northwest corner of Brockton and Tequesquite Avenues. Furthermore, research has not revealed the extent of the buried materials associated with Chinatown and the depth of previous disturbance within the project site is not known. Based on this information, the project site is sensitive for intact buried archaeological deposits associated with historic Chinatown.

Therefore (and as approved under the previous Environmental Impact Report), to lessen direct and indirect impacts related to archaeological evidence of Chinatown's history that is around the project site or any unknown Native American artifacts, all ground-disturbing activities during all construction phases of the project should be monitored by a professional archaeological monitor working under the direct supervision of a qualified archaeologist meeting U.S. Secretary of the Interior Professional Qualification Standards for archaeology. In the event that the archaeological monitor identifies a potentially significant site, the monitor should secure the discovery site from further impacts by delineating the site with staking and flagging, and by diverting grading equipment away from the archaeological site. Following

notification to the City the archaeological monitor should conduct investigations as necessary to determine whether the discovery is significant under CEQA and the environmental guidelines of the City. If the discovery is determined to be not significant, grading operations may resume and the archaeological monitor should summarize the findings in a letter report submitted to the City following the completion of mass grading activities. The letter report should describe the results of the on-site archaeological monitoring, each archaeological site observed, the scope of testing conducted, results of laboratory analysis (if applicable), and conclusions. The letter report should be completed prior to the release of grading bonds. Any artifacts recovered during the evaluation of resources should be curated consistent with City requirements.

In the event Native American artifacts are discovered, work within the area of the discovery should stop and the City should consult with representatives of the Native American community to ensure the respectful treatment of Native American artifacts. For the cultural prehistoric/historic resources that are determined to be significant, alternate means of achieving mitigation should be pursued. In general, these forms of mitigation include the following:

1. Site avoidance by preservation of the archaeological site in a natural state in open space, or in specific open space easements;
2. Site avoidance by preservation through capping the site and placing landscaping on top of the fill,
3. Data recovery through implementation of an excavation and analysis program;
4. A combination of one or more of the above measures.

Additionally, 30 days prior to commencement of ground disturbing activities, local tribes should be notified and invited to monitor grading and ground-disturbing activities along with the archaeological monitor.

If human remains are encountered during any proposed project activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of being granted access to the site.

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APPENDIX A

DEPARTMENT OF PARK AND RECREATION 523 FORMS

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

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 9

*Resource Name or # (Assigned by recorder) 4440 Brockton Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside

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

*b. USGS 7.5' Quad Riverside West Date 1967 T 2S ; R 5W ; ¼ of Sec ; B.M.

c. Address 4440 Brockton Avenue City Riverside Zip 92501

d. UTM: (give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 217-060-020-8

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 0.65-acre property is located in a commercial area just southwest of downtown Riverside. The two-story commercial building occupies most of its parcel, with small landscaped areas at the front and back. The main story, which is at street level, sits upon a raised basement level that consists of a concrete parking garage accessed by a driveway that slopes downward southwest of the building. The building is roughly rectangular in plan. It has a flat roof with a wide overhang and a heavy soffit. It is constructed of concrete masonry units with spray-on stucco on the roof overhang. A wide tiled walkway, which is sheltered by the deep roof overhang and has a simple metal balustrade, encircles the building, creating an outdoor hall with direct access to interior rooms. The tiled base of the walkway projects from the basement level, making the building appear to float above ground. It has primary entrances in recessed centered notches on elevations facing the street and the parking lot. The main entrance on the parking lot (southeast) elevation is fitted with fully-glazed aluminum doors with sidelights and accessed by two wide concrete ramps that connect at the center. The main entrance on the street-facing (northwest) elevation is fitted with the same type of doors and accessed by a wide set of concrete steps. Paired full-height openings, separated by projecting vertical shade fins along the full-length of the long street- and parking lot-facing elevations, are fitted with aluminum-frame windows or metal doors. Side elevations have a similar pattern of openings but lack dramatic shade fins. Metal letters on the walls adjacent to center entrances advertise the building as a medical office. A sign at the west corner of the property reads "Community Medical Building." A set of exterior stairs leads from the driveway to the exterior hallway, which is on the second floor at the southwest side of the building. The building is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP6, 1-3 story commercial property.

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

P5b. Description of Photo: (View, date, accession #) Photograph 1: 4440 Brockton Ave, southwest and northwest elevations, camera facing east, August 30, 2024.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1967, City of Riverside Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)

Kara Brunzell, Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: August 30, 2024

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")



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

DPR 523A (1/95)

*Required Information

Page 2 of 9

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 4440 Brockton Avenue

B1. Historic Name:

B2. Common Name: 4440 Brockton Avenue; Community Medical Building

B3. Original Use: commercial **B4. Present Use:** commercial

***B5. Architectural Style:**

***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, 1967
Main entrance access ramp added, 2014

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

***B8. Related Features:** _____

B9. Architect: Cowan & Bussey **b. Builder:** Robinson & Wilson, Inc.

***B10. Significance:** Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

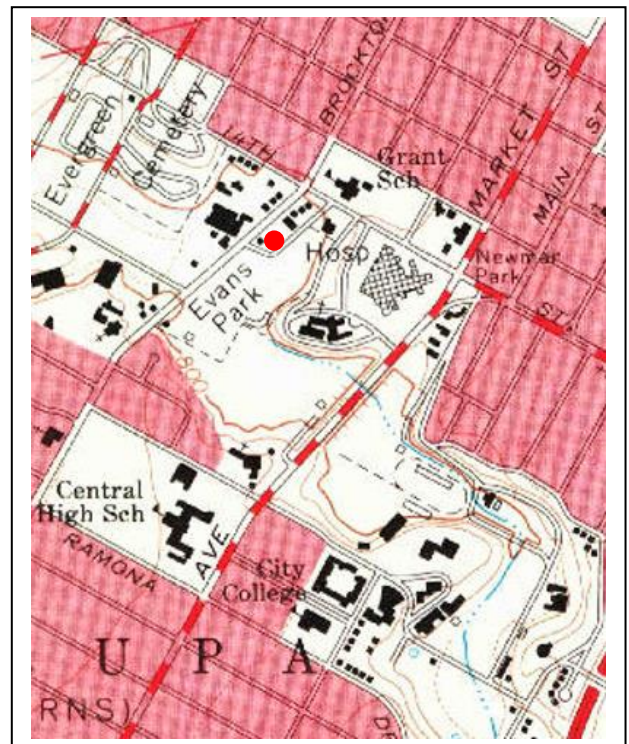
(See Footnotes)

B13. Remarks:

***B14. Evaluator:** Kara Brunzell

***Date of Evaluation:** August 30, 2024

(This space reserved for official comments.)



Page 3 of 9

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 4440 Brockton Avenue

*Date: August 30, 2024 ☒ Continuation ☐ Update

*P3a. Description: (continued):



Photograph 2: 4440 Brockton Ave, northwest elevation, camera facing southeast, August 30, 2024.



Photograph 3: 4440 Brockton Ave, southeast and northeast elevations, August 30, 2024.

DPR 523L (1/95)

*Required Information

Page 4 of 9

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 4440 Brockton Avenue

*Date: August 30, 2024 ☒ Continuation ☐ Update



Photograph 4: 4440 Brockton Ave, southeast elevation, camera facing northwest, August 30, 2024.



Photograph 5: 4440 Brockton Ave, southwest elevation, camera facing northeast, August 30, 2024.

DPR 523L (1/95)

*Required Information

Page 5 of 9

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 4440 Brockton Avenue

*Date: August 30, 2024 ☒ Continuation ☐ Update



Photograph 6: View from 4440 Brockton Ave looking up Brockton Ave towards Tequesquite Ave, camera facing northwest, August 30, 2024.



Photograph 7: View from 4440 Brockton Ave looking down Brockton Ave towards 14th St, camera facing southeast, August 30, 2024.

DPR 523L (1/95)

*Required Information

Page 6 of 9

*Resource Name or # (Assigned by recorder) 4440 Brockton Avenue

*Recorded by Kara Brunzell

*Date: August 30, 2024 ☒ Continuation ☐ Update

B10. Significance (continued):

Riverside Historic Context

John W. North, a townsite developer, judge, and surveyor for the Southern California Colony Association, accompanied a party to the Riverside area in 1870. North had a vision for establishing a colony of well-educated, religious citizens. After acquiring land along the banks of the Santa Ana River, North and his party began building a canal from the river. Once the canal reached their new settlement in 1871, the townsite was named Riverside and a post office was established. Financial straits forced Riverside to be sold to rival developers Samuel Cary Evans and William Sayward in 1874. It was around this time that Riverside settlers Luther and Eliza Tibbets introduced navel oranges to the region, setting the stage for the economic dominance of citrus in Riverside. The Southern Californian climate was favorable for orange cultivation and the fruit's tough exterior made it ideal for shipping. By 1882, nearly a quarter of California's citrus trees were located in the Riverside area. As agriculture and the citrus industry drew more people to the area, Riverside incorporated as a city in 1883 and began to expand eastward. As the California Southern Railroad graded land and built tracks to the young city, many Chinese immigrants who worked in railroad construction arrived in Riverside and established their own community on the edge of present-day downtown. In 1893, the city became the Riverside County seat after its formation by an act of the state legislature. Technology like refrigerated railroad cars and innovative irrigation systems further bolstered the local economy, making Riverside the state's wealthiest city by 1895.¹

Riverside's lucrative citrus industry drew thousands of wealthy visitors and spurred the transformation of Riverside from an agrarian community to a thriving city featuring brick commercial buildings, community parks, hotels, stately homes, and luxurious amenities. Beginning with Benjamin Harrison, the city hosted several U.S. Presidents. Machine-powered sorting and packing began to take hold by the early 1900s, and steadily increased through the 1930s. Manufacturing industries arose to supplement citrus packing. In the 1920s, city planning began to take hold in Riverside. Spanish and Mission Revival architecture became the encouraged standard for new buildings to promote a fantasy version of early California history. During this period, segregation had forced many of African American and Mexican residents to the east side of the city, with more affluent white residents living downtown or on the west side. In the 1930s, paving of new roads near Riverside under the Works Progress Administration and the increased activity at nearby March Field Air Force Base brought more new residents to Riverside. In the years leading up to World War II, acreage devoted to orange groves began to dwindle due to gradual suburbanization.²

World War II further intensified activity at March Field. Riverside County was distant from the densely populated large cities and ports of Southern California, and its large open spaces were attractive for military installations hosting training and manufacturing for the war effort. March Field, originally only encompassing one square mile, was expanded to accommodate the rapid influx of military personnel. During the war, military personnel and civilians struggled to find housing. After the war, Riverside, like much of California, experienced a massive boom in suburbanization and urban diversification. Between 1950 and 1960, Riverside's population increased about 80 percent, from 46,399 to 83,714. By this time, the city limits had grown to 72 square miles. To accommodate the growing population, three freeways were eventually constructed to serve the Riverside area.³

The 1950s also saw the rise of academic institutions in Riverside that would attract returning veterans wishing to take advantage of the G. I. Bill. In 1955, California Baptist College (presently University) moved into a 75-acre facility on Magnolia Avenue. The University of California had established the Citrus Experiment Station for citrus research at the base of Mount Rubidoux in 1907. Academic classes were added in 1954, and in 1959, it became the University of California, Riverside. Large-scale commercial growth also marked the postwar era in Riverside. The Riverside Plaza, an open-air shopping center and one of the first mall-like developments in Southern California, was constructed in 1956-1957. The \$45-million Tyler Mall was built as a single-story indoor mall in 1970. The Riverside International Raceway provided prime entertainment for auto racing fans from 1957 to 1989, hosting all major racing circuits. In 2024, Riverside has continued its

¹ Edwin Gudde, *California Place Names: The Origin and Etymology of Current Geographical Names*, (Los Angeles, CA: University of California Press, 1962), 256; Steve Lech, *Images of America: Riverside, 1870-1940*, (Charleston: Arcadia Publishing, 2007), 7; Tom Patterson, *A Colony for California: Riverside's First Hundred Years*, (Riverside, CA: Press-Enterprise Company, The Press-Enterprise, 1971), 194-195; D.K. Stewart, "A Short History of the Water Supply and Water Rights for the City of Riverside, California," (Independently published for *Anthropology 340/Water: The West's Challenge*, Dr. Roger Baty, 1987), 9.

² Glen Freeman, *Then & Now: Riverside*, (Charleston: Arcadia Publishing, 2009), 12.

³ Lech, *Images of America: Riverside, 1870-1940*, (Charleston: Arcadia Publishing, 2007), 7; Tom Patterson, *A Colony for California: Riverside's First Hundred Years*, (Riverside, CA: Press-Enterprise Company, The Press-Enterprise, 1971), 259-391.

Page 7 of 9

*Resource Name or # (Assigned by recorder) 4440 Brockton Avenue

*Recorded by Kara Brunzell

*Date: August 30, 2024 ☒ Continuation ☐ Update

growth to become the largest city in Riverside County and the 12th largest in California, with a population of more than 300,000 within 81 square miles of city limits. UC Riverside remains an important institution in the region.⁴

Robinson & Wilson

The contracting firm of Robinson & Wilson, Inc. was formed in the 1940s in San Bernardino. The firm was started by J. N Robinson and his son-in-law, William M. Wilson, who formed a partnership in 1949. Previously, Robinson had his own company for over 30 years. They worked mainly on commercial and civic properties, such as the San Bernardino Hall of Justice. In 1963, they expanded to a bigger office building on Arrowhead Avenue in San Bernardino. They prided themselves on using modern technologies, mainly concrete masonry unit and stucco designs, common in Mid-Century Modern commercial architecture.⁵

Cowan & Bussey (AIA)

The architectural firm of Cowan & Bussey had offices in Riverside and San Bernardino. The award-winning AIA firm was started by William L. Cowan (1922-1993) and Noble R. Bussey (1927-2017) in the 1950s. A native of Tennessee, Cowan attended Riverside College before marrying Patricia Kretzmann (1920-1999) in 1968. Bussey was born in Missouri and moved to Riverside with his family in 1935. He married Virginia Lee (1932-2018), in 1948 and they had five children. They were divorced and Bussey remarried Patricia Harbach (1930-2006) in 1958, with whom he had a son. The firm designed commercial and civic architecture as well as custom homes, apartment buildings, and residential tracts. Although they specialized in Mid-Century Modern architecture, the firm made forays into Googie, Tiki Modern, and New Formalism. Their legacy has not been fully documented, but they have been recognized as an important local postwar architectural firm. Most of their projects were in Riverside and San Bernardino. Several Cowan & Bussey projects were evaluated by the City in 2013 and found locally- and/or NRHP-eligible (although none have been adopted as City Landmarks or added to the Built Environment Resources Directory). Cowan & Bussey's Bourns Incorporated Headquarters, an early project, won an award shortly after its completion. The William Cowan Residence was featured in a 1967 Architectural Digest article and has been recognized as a defining example of Mid-century Modern residential design in Riverside. Cowan & Bussey was prolific in the 1960s and not all their projects were design masterpieces; several historical resource evaluations of their projects have resulted in recommendations of ineligibility. The firm dissolved in the 1970s, after working on the Meadowbrook Park and Tower Apartments.⁶

Some notable works include:

- Church of Christ, Riverside, 1959 (3CS, 5S3)
- Residence, 5451 Glenhaven Ave., Riverside, 1960 (3CS, 5S3)
- Aloha Homes, Orange, 1961
- Bourns Incorporated Headquarters, Riverside, 1961 (3CS, 5S3, 1963 Award)
- Riverside Convalescent Hospital, Riverside, 1962 (5S3)
- William Cowan Residence, Riverside, 1962, (3CS, 5S3)
- La Mesa Hospital, San Diego, 1964
- Castle View Elementary School, 1965 (5S3)
- Islander Swim and Recreation Center, Riverside, 1965
- JK Market, Riverside, 1966 (5S3)
- California Baptist University, Riverside, 1966-1968
- West Redlands Apartments, Riverside, 1970
- Meadowbrook Park and Tower Apartments, San Bernardino, 1971

4440 Brockton Avenue

The medical office building at 4440 Brockton Avenue was built in 1967 by contractors, Robinson & Wilson, Inc. The building was designed by the architectural firm of Cowan & Bussey. Previously, the property had been the site of a laundromat that was demolished. In the 1980s, the building was owned by Sorin Eremia (b.1951), a Romanian-born doctor who attended University of California Berkeley. Eremia married Susan Vanholten in 1991. At the beginning of the 1990s, the property was owned by Dr. Garth Nelson. In the mid-1990s, the

⁴ Glen Freeman, *Then & Now: Riverside*, (Charleston: Arcadia Publishing, 2009), 65, 75-79, 88; Tom Patterson, *A Colony for California: Riverside's First Hundred Years*, (Riverside, CA: Press-Enterprise Company, The Press-Enterprise, 1971), 405, 411-415.

⁵ *San Bernardino County Sun*, "William M. Wilson Joins Firm of S. B. General Contractors," Feb. 20, 1949, 13.

⁶ Kate Kaiser, Sarah Corder, and Samantha Murray, "Historic Resources Technical Report for Riverside City College Life Science/Physical Science Reconstruction Project, Riverside, California," Nov. 2020, 36.

Page 8 of 9

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 4440 Brockton Avenue

*Date: August 30, 2024 ☒ Continuation ☐ Update

property was transferred to Rudy Quintanar. By the 2010s, the building was owned by the Riverside Healthcare System, with Sorin Eremia as the main contact.⁷

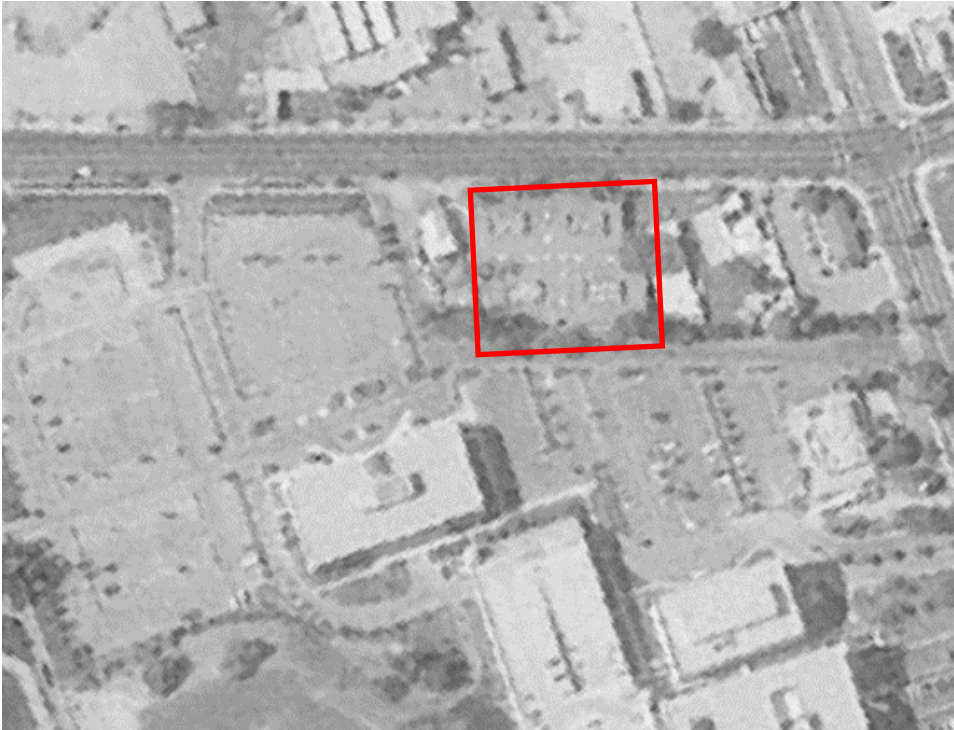


Figure 3: Aerial of subject property (outlined in red) c1989 (USDA).

Evaluation:

The NRHP and CRHR require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: The commercial property at 4440 Brockton Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with commercial development and expansion in Riverside during the postwar era. Research has not revealed that the property is significant within that or any other historic context; activities that have taken place in the subject building have made little impact on the historic record. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The commercial property at 4440 Brockton Avenue is not associated with the life of persons important to our history. Research has revealed no important professional accomplishments or impacts on local history by individuals associated with the property, and the property type has limited potential for significant association with important persons. Therefore, the property lacks the association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Cowan & Bussey was a well-known regional firm during the 1960s with a prolific practice that included residential, commercial, and institutional design. Working with simple materials like concrete masonry units, they designed highly regarded custom homes, business headquarters, churches, and educational buildings, several of which have been found to qualify for historical listing based on the quality of their architecture. However, the practice was prolific during the 1960s and not all of its projects exhibit design distinction. The subject property is a good example of Mid-Century Modern commercial design with some interesting features such as shade fins adjacent to windows and the “floating” effect created by the outdoor hall. However, it lacks the bold roof forms, dramatic massing, use of decorative breeze block, and site-responsiveness that characterize the firm’s landmark

⁷ *The Perris Progress*, “Dedication of Temple Baptist Sanctuary Will Be Sunday,” Sep. 9, 1967, 1; U.S. Federal Naturalization Records, California, “Eremia,” 1973; U.S. Marriage Index, Nevada, “Eremia,” 1991.

Page 9 of 9

*Resource Name or # (Assigned by recorder) 4440 Brockton Avenue

*Recorded by Kara Brunzell

*Date: August 30, 2024 ☒ Continuation ☐ Update

buildings. The subject property is a fairly ordinary 1960s commercial building that lacks the architectural distinction required for historic listing. For these reasons, the property is recommended not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 4468 Brockton Avenue is an example of well-understood types of construction and does not appear to be a principal source of important information in this regard.

The property is recommended ineligible for listing on the NRHP or CRHR. It does not qualify as a historical resource under CEQA.

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

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 7

*Resource Name or # (Assigned by recorder) 4468 Brockton Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside

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

*b. USGS 7.5' Quad Riverside West Date 1967 T 2S ; R 5W ; ¼ of Sec ; B.M.

c. Address 4468 Brockton Avenue City Riverside Zip 92501

d. UTM: (give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 217-060-009-9

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 0.17-acre property is located adjacent to Riverside Community Hospital just southwest of downtown Riverside. The one-story commercial/industrial building occupies approximately 1/3 of its parcel, with a concrete parking lot surrounding it. Landscaping is limited to a few small trees adjacent to the northeast elevation of the building. The building is set back approximately 30 feet from Brockton Avenue and is roughly rectangular in plan; it is oriented at an angle to Brockton Avenue and the parcel boundaries, creating a triangular void between the building and its neighbor to the north. The building has a front-gabled roof obscured by a stepped parapet on the main (northwest) elevation and is clad in stucco. The main façade is dominated by a large vehicle opening enclosed in corrugated metal with a human-scale door within it. There is business signage on the parapet above it. A human-scale entrance to the right of the vehicle entrance is fitted with a paneled door and a security screen door. A small shed-roofed storage area projects from the southwest elevation. There is a vehicle entrance with metal roll-up door on the rear elevation. The building lacks fenestration. A flat-roofed metal carport projects from the southeast (rear) elevation, supported by metal posts. Chain link fencing encloses the parking area behind the building, which has two metal shipping containers stored in it. The building is in fair condition.

*P3b. Resource Attributes: (List attributes and codes) HP6, 1-3 story commercial property.

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: 4468 Brockton Ave, northwest (primary) and southwest elevations, camera facing east, August 30, 2024.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1939, City of Riverside Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, address)

Kara Brunzell, Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: August 30, 2024

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: NONE ☐ Location Map ☐ Sketch Map

☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list) _____

Page 2 of 7

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 4468 Brockton Avenue

B1. Historic Name:

B2. Common Name: 4468 Brockton Avenue; Brockton Auto Clinic

B3. Original Use: auto repair B4. Present Use: auto repair

***B5. Architectural Style:**

***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, 1939
Garage door enclosed, 1962

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

***B8. Related Features:** _____

B9. Architect: _____ b. Builder: _____

***B10. Significance:** Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

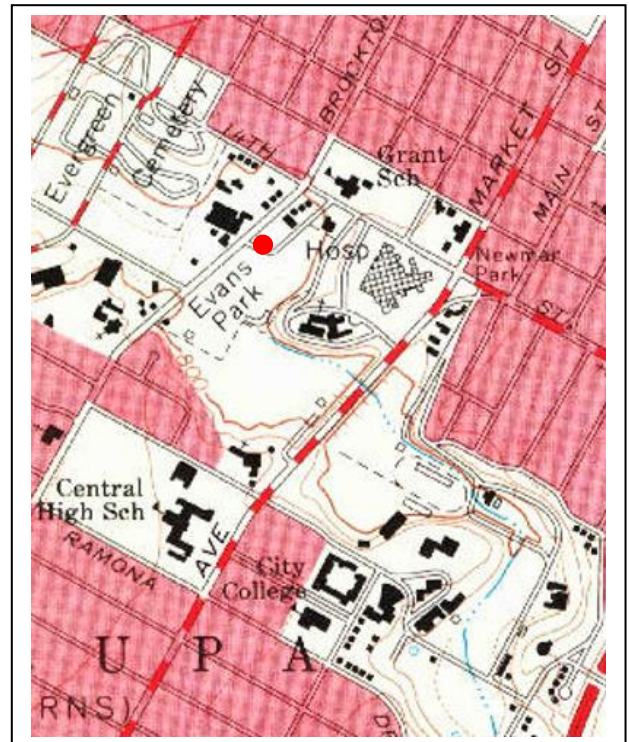
(See Footnotes)

B13. Remarks:

***B14. Evaluator:** Kara Brunzell

***Date of Evaluation:** August 30, 2024

(This space reserved for official comments.)



Page 3 of 7

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 4468 Brockton Avenue

*Date: August 30, 2024 ☒ Continuation ☐ Update

*P3a. Description: (continued):



Photograph 2: 4468 Brockton Ave, northeast elevation, camera facing southwest, August 30, 2024.



Photograph 3: 4468 Brockton Ave, southeast elevation, camera facing northwest, August 30, 2024.

DPR 523L (1/95)

*Required Information

Page 4 of 7

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 4468 Brockton Avenue

*Date: August 30, 2024 ☒ Continuation ☐ Update



Photograph 4: 4468 Brockton Ave southwest elevation, camera facing northeast, August 30, 2024.



Photograph 5: View from 4468 Brockton Ave looking towards Tequesquite Ave, camera facing southwest, August 30, 2024.

B10. Significance (continued):

Riverside Historic Context

John W. North, a townsite developer, judge, and surveyor for the Southern California Colony Association, accompanied a party to the Riverside area in 1870. North had a vision for establishing a colony of well-educated, religious citizens. After acquiring land along the

DPR 523L (1/95)

***Required Information**

Page 5 of 7

*Resource Name or # (Assigned by recorder) 4468 Brockton Avenue

*Recorded by Kara Brunzell

*Date: August 30, 2024 ☒ Continuation ☐ Update

banks of the Santa Ana River, North and his party began building a canal from the river. Once the canal reached their new settlement in 1871, the townsite was named Riverside and a post office was established. Financial straits forced Riverside to be sold to rival developers Samuel Cary Evans and William Sayward in 1874. It was around this time that Riverside settlers Luther and Eliza Tibbets introduced navel oranges to the region, setting the stage for the economic dominance of citrus in Riverside. The Southern Californian climate was favorable for orange cultivation and the fruit's tough exterior made it ideal for shipping. By 1882, nearly a quarter of California's citrus trees were located in the Riverside area. As agriculture and the citrus industry drew more people to the area, Riverside incorporated as a city in 1883 and began to expand eastward. As the California Southern Railroad graded land and built tracks to the young city, many Chinese immigrants who worked in railroad construction arrived in Riverside and established their own community on the edge of present-day downtown. In 1893, the city became the Riverside County seat after its formation by an act of the state legislature. Technology like refrigerated railroad cars and innovative irrigation systems further bolstered the local economy, making Riverside the state's wealthiest city by 1895.¹

Riverside's lucrative citrus industry drew thousands of wealthy visitors and spurred the transformation of Riverside from an agrarian community to a thriving city featuring brick commercial buildings, community parks, hotels, stately homes, and luxurious amenities. Beginning with Benjamin Harrison, the city hosted several U.S. Presidents. Machine-powered sorting and packing began to take hold by the early 1900s, and steadily increased through the 1930s. Manufacturing industries arose to supplement citrus packing. In the 1920s, city planning began to take hold in Riverside. Spanish and Mission Revival architecture became the encouraged standard for new buildings to promote a fantasy version of early California history. During this period, segregation had forced many of African American and Mexican residents to the east side of the city, with more affluent white residents living downtown or on the west side. In the 1930s, paving of new roads near Riverside under the Works Progress Administration and the increased activity at nearby March Field Air Force Base brought more new residents to Riverside. In the years leading up to World War II, acreage devoted to orange groves began to dwindle due to gradual suburbanization.²

World War II further intensified activity at March Field. Riverside County was distant from the densely populated large cities and ports of Southern California, and its large open spaces were attractive for military installations hosting training and manufacturing for the war effort. March Field, originally only encompassing one square mile, was expanded to accommodate the rapid influx of military personnel. During the war, military personnel and civilians struggled to find housing. After the war, Riverside, like much of California, experienced a massive boom in suburbanization and urban diversification. Between 1950 and 1960, Riverside's population increased about 80 percent, from 46,399 to 83,714. By this time, the city limits had grown to 72 square miles. To accommodate the growing population, three freeways were eventually constructed to serve the Riverside area.³

The 1950s also saw the rise of academic institutions in Riverside that would attract returning veterans wishing to take advantage of the G. I. Bill. In 1955, California Baptist College (presently University) moved into a 75-acre facility on Magnolia Avenue. The University of California had established the Citrus Experiment Station for citrus research at the base of Mount Rubidoux in 1907. Academic classes were added in 1954, and in 1959, it became the University of California, Riverside. Large-scale commercial growth also marked the postwar era in Riverside. The Riverside Plaza, an open-air shopping center and one of the first mall-like developments in Southern California, was constructed in 1956-1957. The \$45-million Tyler Mall was built as a single-story indoor mall in 1970. The Riverside International Raceway provided prime entertainment for auto racing fans from 1957 to 1989, hosting all major racing circuits. In 2024, Riverside has continued its growth to become the largest city in Riverside County and the 12th largest in California, with a population of more than 300,000 within 81 square miles of city limits. UC Riverside remains an important institution in the region.⁴

¹ Edwin Gudde, *California Place Names: The Origin and Etymology of Current Geographical Names*, (Los Angeles, CA: University of California Press, 1962), 256; Steve Lech, *Images of America: Riverside, 1870-1940*, (Charleston: Arcadia Publishing, 2007), 7; Tom Patterson, *A Colony for California: Riverside's First Hundred Years*, (Riverside, CA: Press-Enterprise Company, The Press-Enterprise, 1971), 194-195; D.K. Stewart, "A Short History of the Water Supply and Water Rights for the City of Riverside, California," (Independently published for *Anthropology 340/Water: The West's Challenge*, Dr. Roger Baty, 1987), 9.

² Glen Freeman, *Then & Now: Riverside*, (Charleston: Arcadia Publishing, 2009), 12.

³ Lech, *Images of America: Riverside, 1870-1940*, (Charleston: Arcadia Publishing, 2007), 7; Tom Patterson, *A Colony for California: Riverside's First Hundred Years*, (Riverside, CA: Press-Enterprise Company, The Press-Enterprise, 1971), 259-391.

⁴ Glen Freeman, *Then & Now: Riverside*, (Charleston: Arcadia Publishing, 2009), 65, 75-79, 88; Tom Patterson, *A Colony for California: Riverside's First Hundred Years*, (Riverside, CA: Press-Enterprise Company, The Press-Enterprise, 1971), 405, 411-415.

Page 6 of 7

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 4468 Brockton Avenue

*Date: August 30, 2024 ☒ Continuation ☐ Update

4468 Brockton Avenue

The building at 4468 Brockton Avenue was built in 1939. Previously there had been a residence on the property, owned by W. Crawford, who worked as a commercial painter. Starting in the 1940s, it was home to a car garage, owned by Smith & Patterson, which had been operating for several years in various Riverside locations. In the 1960s, the auto shop was owned and operated by Arthur Smith. Research has not revealed biographical details about Smith or Patterson. From the early 2000s until 2024, the building has been the location of Brockton Auto Clinic, owned by Clint Randolph.⁵



Figure 1: Aerial of subject property (outlined in red) 1953 (USDA).

⁵ *Riverside Daily Press*, "Experienced," Jun. 30, 1925, 12; *Riverside Daily Press*, "Death Notices," Aug. 8, 1930, 14; *Riverside Daily Press*, "Autos," Mar. 19, 1946, 12.

Page 7 of 7

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 4468 Brockton Avenue

*Date: August 30, 2024 ☒ Continuation ☐ Update

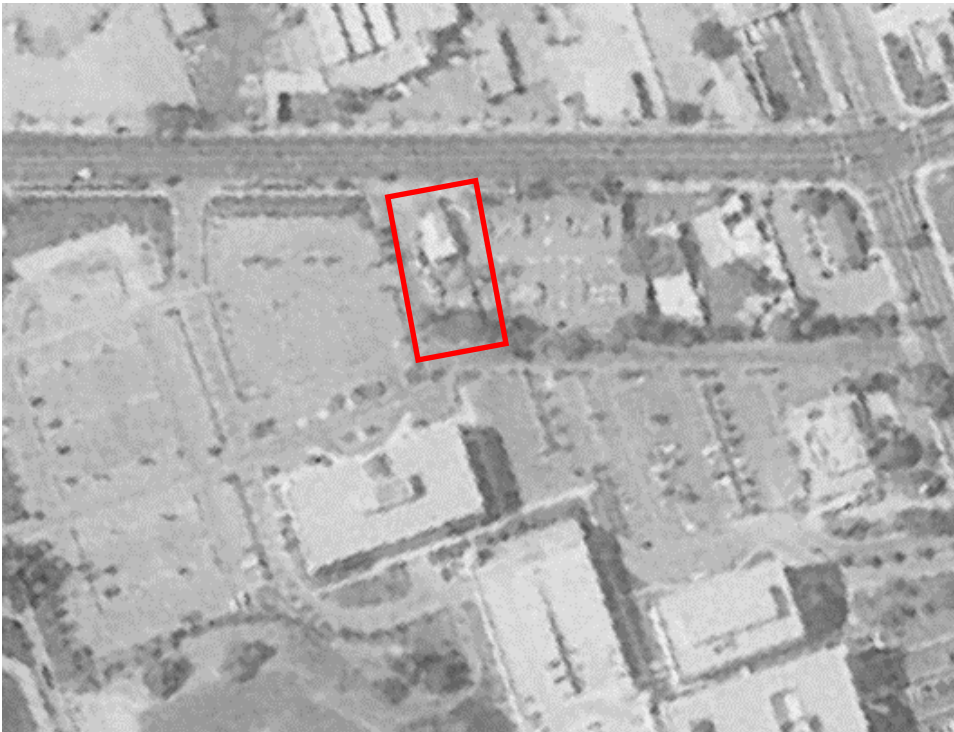


Figure 2: Aerial of subject property (outlined in red) 1989 (USDA).

Evaluation:

The NRHP and CRHR require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: The commercial/industrial property at 4468 Brockton Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the commercial development of Riverside in the mid-twentieth century. Research has not revealed that the property is significant within that or any other historic context. It was one of many automobile-oriented businesses in the region and its operation made little impact on the historic record. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The commercial property at 4468 Brockton Avenue is not associated with the life of persons important to our history. Research has revealed no important professional accomplishments or impacts on local history by individuals associated with the property, and the property type has limited potential for significant association with important persons. Therefore, the property lacks the association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or notable builder, nor does the building exhibit the design elements present in architectural landmarks. It lacks decorative features or references to a particular architectural style. The building is a small, utilitarian industrial facility without any notable design or engineering features. For these reasons, the property is recommended not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 4468 Brockton Avenue is an example of well-understood types of construction and does not appear to be a principal source of important information in this regard.

The property is recommended ineligible for listing on the NRHP or CRHR. It does not qualify as a historical resource under CEQA.

APPENDIX B

TRIBAL SCOPING

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

916-373-3710

916-373-5471 – Fax

nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Medical Office Building and Auto Shop Project (TER2409)

County: Riverside County

USGS Quadrangle Name: Riverside West (1981), California

Township: 2 South **Range:** 5 West **Section(s):** Non-Sectioned

Company/Firm/Agency: BCR Consulting, LLC

Street Address: 505 W 8th Street

City: Claremont **Zip:** 91711

Phone: 909-525-7078

Fax: _____

Email: bcrllc2008@gmail.com

Project Description: Development project.



NATIVE AMERICAN HERITAGE COMMISSION

August 30, 2024

Timothy Blood
BCR Consulting, LLCVia Email to: bcrllc2008@gmail.comCHAIRPERSON
Reginald Pagaling
ChumashVICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
NomlakiSECRETARY
Sara Dutschke
MiwokPARLIAMENTARIAN
Wayne Nelson
LuiseñoCOMMISSIONER
Isaac Bojorquez
Ohlone-CostanoanCOMMISSIONER
Stanley Rodriguez
KumeyaayCOMMISSIONER
Laurena Bolden
SerranoCOMMISSIONER
Reid Milanovich
CahuillaCOMMISSIONER
Bennae Calac
Pauma-Yuima Band of
Luiseño IndiansEXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok, NisenanNAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov**Re: Medical Office Building and Auto Shop Project, Riverside County**

To Whom It May Concern:

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

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

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Native American Contact List
Riverside County
8/30/2024**

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Email Address	Cultural Affiliation
Agua Caliente Band of Cahuilla Indians	F	Lacy Padilla, Director of Historic Preservation/THPO	5401 Dinah Shore Drive Palm Springs, CA, 92264	(760) 333-5222	ACBCI-THPO@aguacaliente.net	Cahuilla
Augustine Band of Cahuilla Indians	F	Tribal Operations,	84-001 Avenue 54 Coachella, CA, 92236	(760) 398-4722	info@augustinetribe-nsn.gov	Cahuilla
Cabazon Band of Cahuilla Indians	F	Doug Welmas, Chairperson	84-245 Indio Springs Parkway Indio, CA, 92203	(760) 342-2593	jstapp@cabazonindians-nsn.gov	Cahuilla
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	chair@cahuilla-nsn.gov	Cahuilla
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549	besparza@cahuilla-nsn.gov	Cahuilla
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549	anthonymad2002@gmail.com	Cahuilla
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787	admin@gabrielenoindians.org	Gabrieleno

08/30/2024 08:27 AM

1 of 6

**Native American Heritage Commission
Native American Contact List
Riverside County
8/30/2024**

Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787	admin@gabrielenoin dians.org	Gabrieleno
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	GTtribalcouncil@a ol.com	Gabrieleno
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761	christina.marsden@ alumni.usc.edu	Gabrielino
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	gtongva@gmail.co m	Gabrielino
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479	sgoad@gabrielino- tongva.com	Gabrielino
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048	Chavez1956metro @gmail.com	Gabrielino
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351	tongvatcr@gmail.co m	Gabrielino
Los Coyotes Band of Cahuilla and Cupeño Indians	F	Ray Chapparosa, Chairperson	P.O. Box 189 Warner Springs, CA, 92086-0189	(760) 782-0711		Cahuilla
Morongo Band of Mission Indians	F	Ann Brierty, THPO	12700 Pumarra Road Banning, CA, 92220	(951) 755-5259	abrierty@morongo- nsn.gov	Cahuilla Serrano

08/30/2024 08:27 AM

2 of 6

**Native American Heritage Commission
Native American Contact List
Riverside County
8/30/2024**

Morongo Band of Mission Indians	F	Robert Martin, Chairperson	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110	abrierty@morongo- nsn.gov	Cahuilla Serrano
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515	sgaughen@palatrib e.com	Cupeno Luiseno
Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564	cnejo@palatribe.co m	Cupeno Luiseno
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537	awallick@palatribe.c om	Cupeno Luiseno
Pechanga Band of Indians	F	Tuba Ebru Ozdil, Pechanga Cultural Analyst	P.O. Box 2183 Temecula, CA, 92593	(951) 770-6313	eozeil@pechanga- nsn.gov	Luiseno
Pechanga Band of Indians	F	Steve Bodmer, General Counsel for Pechanga Band of Indians	P.O. Box 1477 Temecula, CA, 92593	(951) 770-6171	sbodmer@pechang a-nsn.gov	Luiseno
Quechan Tribe of the Fort Yuma Reservation	F	Manfred Scott, Acting Chairman - Kw'ts'an Cultural Committee	P.O. Box 1899 Yuma, AZ, 85366	(928) 210-8739	culturalcommittee@ quechantribe.com	Quechan
Quechan Tribe of the Fort Yuma Reservation	F	Jill McCormick, Historic Preservation Officer	P.O. Box 1899 Yuma, AZ, 85366	(928) 261-0254	historicpreservation @quechantribe.com	Quechan
Quechan Tribe of the Fort Yuma Reservation	F	Jordan Joaquin, President, Quechan Tribal Council	P.O.Box 1899 Yuma, AZ, 85366	(760) 919-3600	executivesecretary @quechantribe.com	Quechan

08/30/2024 08:27 AM

3 of 6

**Native American Heritage Commission
Native American Contact List
Riverside County
8/30/2024**

Ramona Band of Cahuilla	F	John Gomez, Environmental Coordinator	P. O. Box 391670 Anza, CA, 92539	(951) 763-4105	jgomez@ramona- nsn.gov	Cahuilla
Ramona Band of Cahuilla	F	Joseph Hamilton, Chairperson	P.O. Box 391670 Anza, CA, 92539	(951) 763-4105	admin@ramona- nsn.gov	Cahuilla
Rincon Band of Luiseno Indians	F	Cheryl Madrigal, Cultural Resources Manager/Tribal Historic Preservation Officer	One Government Center Lane Valley Center, CA, 92082	(760) 648-3000	cmadrigal@rincon- nsn.gov	Luiseno
Rincon Band of Luiseno Indians	F	Laurie Gonzalez, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 484-4835	lgonzalez@rincon- nsn.gov	Luiseno
Rincon Band of Luiseno Indians	F	Denise Turner Walsh, Attorney General	One Government Center Lane Valley Center, CA, 92082	(760) 689-5727	dwalsh@rincon- nsn.gov	Luiseno
Rincon Band of Luiseno Indians	F	Joseph Linton, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 803-3548	jlinton@rincon- nsn.gov	Luiseno
San Manuel Band of Mission Indians	F	Alexandra McCleary, Senior Manager of Cultural Resources Management	26569 Community Center Drive Highland, CA, 92346	(909) 633-0054	alexandra.mccleary @sanmanuel- nsn.gov	Serrano
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	sestrada@santaros a-nsn.gov	Cahuilla

08/30/2024 08:27 AM

4 of 6

**Native American Heritage Commission
Native American Contact List
Riverside County
8/30/2024**

Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	vminott@santarosa-nsn.gov	Cahuilla
Serrano Nation of Mission Indians	N	Mark Cochrane, Co-Chairperson	P. O. Box 343 Patton, CA, 92369	(909) 578-2598	serranonation1@gmail.com	Serrano
Serrano Nation of Mission Indians	N	Wayne Walker, Co-Chairperson	P. O. Box 343 Patton, CA, 92369	(253) 370-0167	serranonation1@gmail.com	Serrano
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	jontiveros@soboba-nsn.gov	Cahuilla Luiseno
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	jvaldez@soboba-nsn.gov	Cahuilla Luiseno
Torres-Martinez Desert Cahuilla Indians	F	Thomas Torte, Chairperson	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300	thomas.torte@tmdci.org	Cahuilla
Torres-Martinez Desert Cahuilla Indians	F	Alesia Reed, Cultural Committee Chairwoman	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300	lisareed990@gmail.com	Cahuilla
Torres-Martinez Desert Cahuilla Indians	F	Abraham Becerra, Cultural Coordinator	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300	abecerra@tmdci.org	Cahuilla
Torres-Martinez Desert Cahuilla Indians	F	Gary Resvaloso, TM MLD	P.O. Box 1160 Thermal, CA, 92274	(760) 777-0365	grestmtm@gmail.com	Cahuilla
Torres-Martinez Desert Cahuilla Indians	F	Mary Belardo, Cultural Committee Vice Chair	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300	belardom@gmail.com	Cahuilla

08/30/2024 08:27 AM

5 of 6

**Native American Heritage Commission
Native American Contact List
Riverside County
8/30/2024**

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Medical Office Building and

Tribal Scoping for the Riverside Medical Office Building and Auto Shop Project, City of Riverside

From: David Brunzell (david.brunzell@yahoo.com)

To: david.brunzell@yahoo.com

Bcc: acbci-thpo@aguacaliente.net; info@augustinetribe-nsn.gov; jstapp@cabazonindians-nsn.gov; chair@cahuilla-nsn.gov; besparza@cahuilla-nsn.gov; anthonymad2002@gmail.com; admin@gabrielenoindians.org; gttribalcouncil@aol.com; christina.marsden@alumni.usc.edu; gtongva@gmail.com; sgoad@gabrielino-tongva.com; chavez1956metro@gmail.com; tongvatcr@gmail.com; abrierty@morongo-nsn.gov; sgaughen@palatribe.com; cnejo@palatribe.com; awallick@palatribe.com; eozdil@pechanga-nsn.gov; sbodmer@pechanga-nsn.gov; culturalcommittee@quechantribe.com; historicpreservation@quechantribe.com; executivesecretary@quechantribe.com; jgomez@ramona-nsn.gov; admin@ramona-nsn.gov; cmadrigal@rincon-nsn.gov; lgonzalez@rincon-nsn.gov; dwalsh@rincon-nsn.gov; jlinton@rincon-nsn.gov; alexandra.mccleary@sanmanuel-nsn.gov; sestrada@santarosa-nsn.gov; vminott@santarosa-nsn.gov; serranonation1@gmail.com; jontiveros@soboba-nsn.gov; jvaldez@soboba-nsn.gov; thomas.tortez@tmdci.org; lisareed990@gmail.com; abecerra@tmdci.org; grestmtn@gmail.com; belardom@gmail.com

Date: Friday, September 27, 2024 at 12:11 PM PDT

Dear Tribal Representatives,

This is an invitation to comment on a proposed development project at locations with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which the proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged to provide for full and reasonable public input from Native American Groups and Individuals on potential effect of the development project. Further, we understand that much of the content of the correspondence will be confidential. Please note that this effort is for information purposes only. Any required government to government consultation will be initiated by or on behalf of the lead agency separate from this communication.

The proposed project is located in a non-sectioned portion of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. The property is depicted on the *Riverside West* (1981), *California* 7.5-minute USGS topographic quadrangle, (see attached map). The project will include demolition of existing buildings and construction and landscaping for new buildings at 4440 Brockton Avenue and 4468 Brockton Avenue in the City of Riverside.

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting LLC, Attn: David Brunzell, 505 West 8th Street, Claremont, California 91711. Thank you for your involvement in this process.

Sincerely,

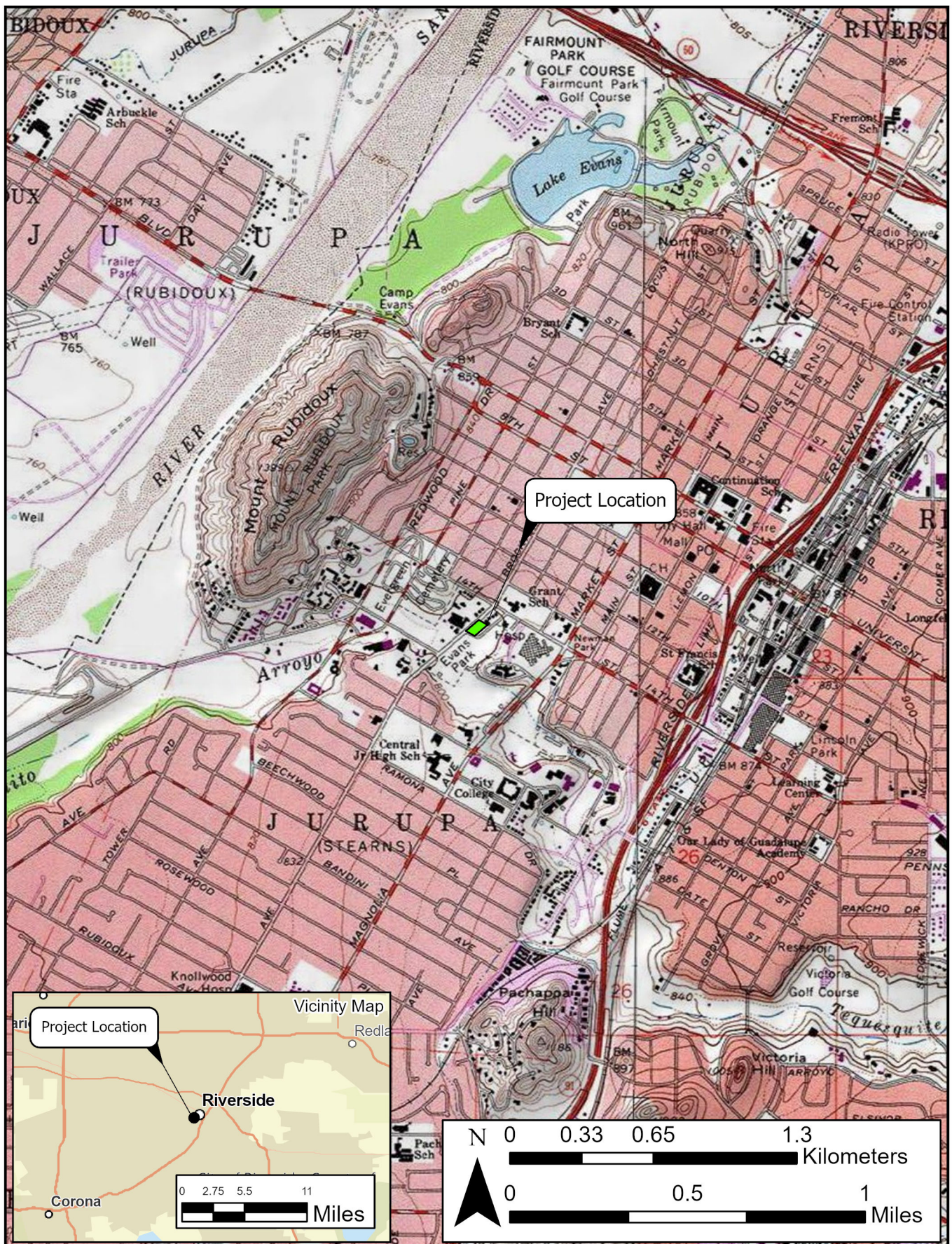
David Brunzell
Principal Investigator/Archaeologist

BCR Consulting LLC
U.S. Small Business Administration (SBA) Member
505 West 8th Street
Claremont, California 91711
909-525-7078

www.bcrconsulting.net



Fig1.jpg
1.4MB



Project Location Site
Medical Office Building and Auto Shop

Figure 1

Terracon

BCRCONSULTING LLC

Reference: ESRI; USGS Quad: Riverside West, California (1981)



David Brunzell <bcrllc2008@gmail.com>

Riverside Medical Office Building and Auto Shop

1 message

THPO Consulting <ACBCI-THPO@aguacaliente.net>

Tue, Oct 8, 2024 at 10:37 AM

To: "bcrllc2008@gmail.com" <bcrllc2008@gmail.com>

Hello David,

If you have any questions about the attached letter please feel free to contact me.

Thank you,

Claritsa Duarte

Cultural Resources Analyst

cduarte@aguacaliente.net

C: (760) 985-7538 | D: (760) 883-1134

5401 Dinah Shore Drive, Palm Springs, CA 92264



03-013-2024-005ACBCI10_8_2024.pdf

81K

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-013-2024-005

October 08, 2024

[VIA EMAIL TO: bcrllc2008@gmail.com]
BCRCONSULTING LLC
Mr. David Brunzell
505 West 8th Street
Claremont, CA 91711

Re: Riverside Medical Office Building and Auto Shop

Dear Mr. David Brunzell,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Medical Office Building and Auto Shop project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. A records check of the ACBCI registry indicates this area has not been surveyed for cultural resources. In consultation, the ACBCI THPO requests the following:

- *A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.
- *Copies of any cultural resource documentation (report and site records) generated in connection with this project.
- *A copy of the records search with associated survey reports and site records from the information center.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 883-1134. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Claritsa Duarte
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

5401 DINAH SHORE DRIVE, PALM SPRINGS, CA 92264
T 760/699/6800 F 760/699/6924 WWW.AGUACALIENTE-NSN.GOV



AUGUSTINE BAND OF CAHUILLA INDIANS

84-001 AVENUE 54 COACHELLA, CA 92236 | T: 760-398-4722 F: 760-369-7161

TRIBAL CHAIRPERSON: AMANDA AUGUSTINE TRIBAL TREASURER: WILLIAM VANCE

TRIBAL COUNCIL MEMBER: RONNIE VANCE

Date: 09/30/2024

David Brunzell
Principal Investigator/Archaeologist
505 West 8th Street
Claremont, CA 91711

SUBJECT: Riverside Medical Office Building and Auto Shop Project, City of Riverside

Thank you for contacting Augustine Band of Cahuilla Indians about the proposed **Riverside Medical Office Building and Auto Shop Project**. We appreciate your consideration of the cultural resources in the project area.

At this time, we are not aware of any specific cultural resources within the project area that would be affected by the proposed development. Therefore, we do not believe that formal consultation is necessary at this stage.

If any cultural resources are discovered during the project, we ask that you contact the California Native American Heritage Commission immediately to take appropriate steps to evaluate and protect them.

Thank you once again for your attention to this important matter.

Very truly yours,

Jacobia Kirksey, Tribal Operations Specialist
Augustine Band of Cahuilla Indians



Re: Tribal Scoping for the Riverside Medical Office Building and Auto Shop Project, City of Riverside

From: Christina Marsden Conley (christina.marsden@alumni.usc.edu)

To: david.brunzell@yahoo.com; moralesadrian66@yahoo.com; info@gabrieleno-nsn.us

Date: Friday, September 27, 2024 at 12:20 PM PDT

Good afternoon,

Thank you for reaching out on this project. It is within a footprint of a known cultural site.

I am going to defer the next-steps to Adrian Morales of the San Gabriel Band of Mission Indians who is copied here.

Take care,
Christina

tehoovet taamet

CHRISTINA CONLEY

•Tribal Cultural Resource Administrator Under Tribal Chair, Robert Dorame

•UCLA Scholar-in-Residence

•Catalina Tribal Coalition

•Coalition of California of State Tribes, Executive Board

https://file.lacounty.gov/SDSInter/lac/1137966_AREPORTONHARMSCountyofLosAngeles.pdf

GABRIELINO TONGVA INDIANS OF CALIFORNIA

The Gabrielino Tongva Indians of California tribe is traditionally and culturally recognized in the State of California Bill AJR96 as the aboriginal tribe to encompass the entire Los Angeles Basin area to Laguna Beach, extending to the Channel Islands of Santa Catalina, San Nicholas and San Clemente Islands



This e-mail transmission and any documents, files or previous e-mail messages attached to it, maybe privileged and confidential and is intended only for the use of the intended recipient of this message. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any review, disclosure, retention, copying, dissemination, distribution or use of any of the information contained in, or attached to this e-mail transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify me by return email or by telephone at the above number and delete the message and its attachments.

On Sep 27, 2024, at 12:11 PM, David Brunzell <david.brunzell@yahoo.com> wrote:

Dear Tribal Representatives,

This is an invitation to comment on a proposed development project at locations with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which the proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged to provide for full and reasonable public input from Native American Groups and Individuals on potential effect of the development project. Further, we understand that much of the content of the correspondence will be confidential. Please note that this effort is for information purposes only. Any required government to government consultation will be initiated by or on behalf of the lead agency separate from this communication.

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Sincerely,

David Brunzell
Principal Investigator/Archaeologist

BCR Consulting LLC

U.S. Small Business Administration (SBA) Member

505 West 8th Street
Claremont, California 91711
909-525-7078

www.bcrconsulting.net



RE: [EXTERNAL]:Tribal Scoping for the Riverside Medical Office Building and Auto Shop Project, City of Riverside

From: Frank Reece (historicpreservation@quechantribe.com)

To: david.brunzell@yahoo.com

Date: Wednesday, October 2, 2024 at 03:18 PM PDT

Good afternoon,

This email is to inform you that we do not wish to comment on this project. The Ft. Yuma Quechan Tribe defers to the more local Tribes on this matter.

Jill

H. Jill McCormick M.A.
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-572-2423
Cell: 928-261-0254



From: David Brunzell <david.brunzell@yahoo.com>

Sent: Friday, September 27, 2024 12:11 PM

To: David Brunzell <david.brunzell@yahoo.com>

Subject: [EXTERNAL]:Tribal Scoping for the Riverside Medical Office Building and Auto Shop Project, City of Riverside

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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David Brunzell
Principal Investigator/Archaeologist

BCR Consulting LLC
U.S. Small Business Administration (SBA) Member

505 West 8th Street

Claremont, California 91711

909-525-7078

www.bcrconsulting.net

RE: [External] Tribal Scoping for the Riverside Medical Office Building and Auto Shop Project, City of Riverside

From: Vanessa Minott (vminott@santarosa-nsn.gov)

To: david.brunzell@yahoo.com

Date: Monday, October 7, 2024 at 01:52 PM PDT

Acha'i Tamit,

Thank you for reaching out to Santa Rosa Band of Cahuilla Indians. We defer any comments to Soboba Band of Luiseno Indians cultural resource department.

Respectfully,
Vanessa Minott,
Tribal Administrator



Santa Rosa Band of Cahuilla Indians
P.O. Box 391820
Anza, CA 92539
951-659-2700 ext. 102
760-668-0460 work cell

From: David Brunzell <david.brunzell@yahoo.com>

Sent: Friday, September 27, 2024 12:11 PM

To: David Brunzell <david.brunzell@yahoo.com>

Subject: [External] Tribal Scoping for the Riverside Medical Office Building and Auto Shop Project, City of Riverside

Dear Tribal Representatives,

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Sincerely,

David Brunzell
Principal Investigator/Archaeologist

BCR Consulting LLC
U.S. Small Business Administration (SBA) Member

505 West 8th Street

Claremont, California 91711

909-525-7078

www.bcrconsulting.net

APPENDIX C

PALEONTOLOGICAL OVERVIEW



October 6th, 2024

BCR Consulting, LLC
Timothy Blood
505 W. 8th St.
Claremont, CA 91711

Dear Mr. Blood,

This letter presents the results of a record search conducted for Medical Office Building and Auto Shop Project located in the city of Riverside, Riverside County CA. The project site is located along Brockton Avenue and southeast of 14th Street on Township 2 South, Range 5 West, in an unsectioned portion of the *Riverside West, CA* USGS 7.5 minute quadrangle.

The majority of the project is underlain by a mix of Pleistocene alluvial and Holocene alluvial stream channels (Dibblee and Minch 2004). Pleistocene units are considered to be highly paleontologically sensitive. Western Science Center does not have localities within the project area or within a 1 mile radius, but does have localities within similarly mapped units in Southern California.

Any fossil specimen from the Medical Office Building and Auto Shop Project would be scientifically significant. Excavation activity associated with the development of the project area would impact the paleontologically sensitive Pleistocene alluvial units, and it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils associated with the study area.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Brittney Stoneburg', with a stylized, flowing script.

Brittney Elizabeth Stoneburg, MSc
Collections Manager

Medical Office Building and Auto Shop Project

project area + 1 mile radius

Legend

- 1 Mile Radius
- grMz: Mesozoic granitic rocks , unit 2 (Peninsular Ranges) (Middle Jurassic to Late Cretaceous)
- Medical Office Building and Auto Shop Project
- Q: Quaternary alluvium and marine deposits (Pliocene to Holocene)

