

April 15, 2024
Updated December 31, 2024

Matthew Esquivel, Senior Project Manager
Warmington Residential, Southern California Division
3090 Pullman Street, Costa Mesa, CA 92626

Re: Update to Cultural Resources Survey
Tentative Tract Map No. 37764, Assessor's Parcel No. 136-220-016
City of Riverside, Riverside County, California
CRM TECH Contract No. 4101

Dear Mr. Esquivel:

At your request, CRM TECH has completed an update to a previously completed cultural resources survey on approximately 8.8 acres of agricultural and former agricultural land in the City of Riverside, Riverside County, California. The subject property of the study, Tentative Tract Map No. 37764, consists of what is currently Assessor's Parcel No. 136-220-016, located on the easterly corner of La Sierra Avenue and Victoria Avenue, in a portion of the El Sobrante de San Jacinto land grant lying within T3S R6W, San Bernardino Baseline and Meridian (Figs. 1, 2).

The study is part of the environmental review process for the proposed subdivision of the property for single-family residential development. The City of Riverside, as the lead agency for the project, required the study pursuant to the California Environmental Quality Act (CEQA; PRC §21000, et seq.) and the City's Cultural Resources Ordinance (Title 20, Riverside Municipal Code). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any "historical resources," as defined by CEQA (PRC §5020.1(j); Title 14 CCR §15064.5(a)(1)-(3)), that may exist in the project area.

Background

In 2014, McKenna et al. of Whittier, California, conducted a standard Phase I cultural resources survey for a proposed residential development project on the same parcel (McKenna 2014; see Attachment A). As a result of that study, a site of historical age was recorded that coincided with the entire project area. Designated 33-023901 (CA-RIV-11736H) in the California Historical Resources Inventory, the site represented an orange grove that had been cultivated on the property since 1902, along with associated irrigation features and a wind machine (*ibid.*:18-21). At the end of the 2014 study, McKenna (*ibid.*:28-39) concluded that Site 33-023901 did not meet any of the established significance criteria and thus did not qualify as a "historical resource" under CEQA. In 2019, McKenna et al. updated the 2014 study and again concluded that no significant cultural resources were present in the project area (McKenna 2019; see Attachment B). Since there had been no change to the property, however, no supplemental research or field investigations were performed at the time (*ibid.*).

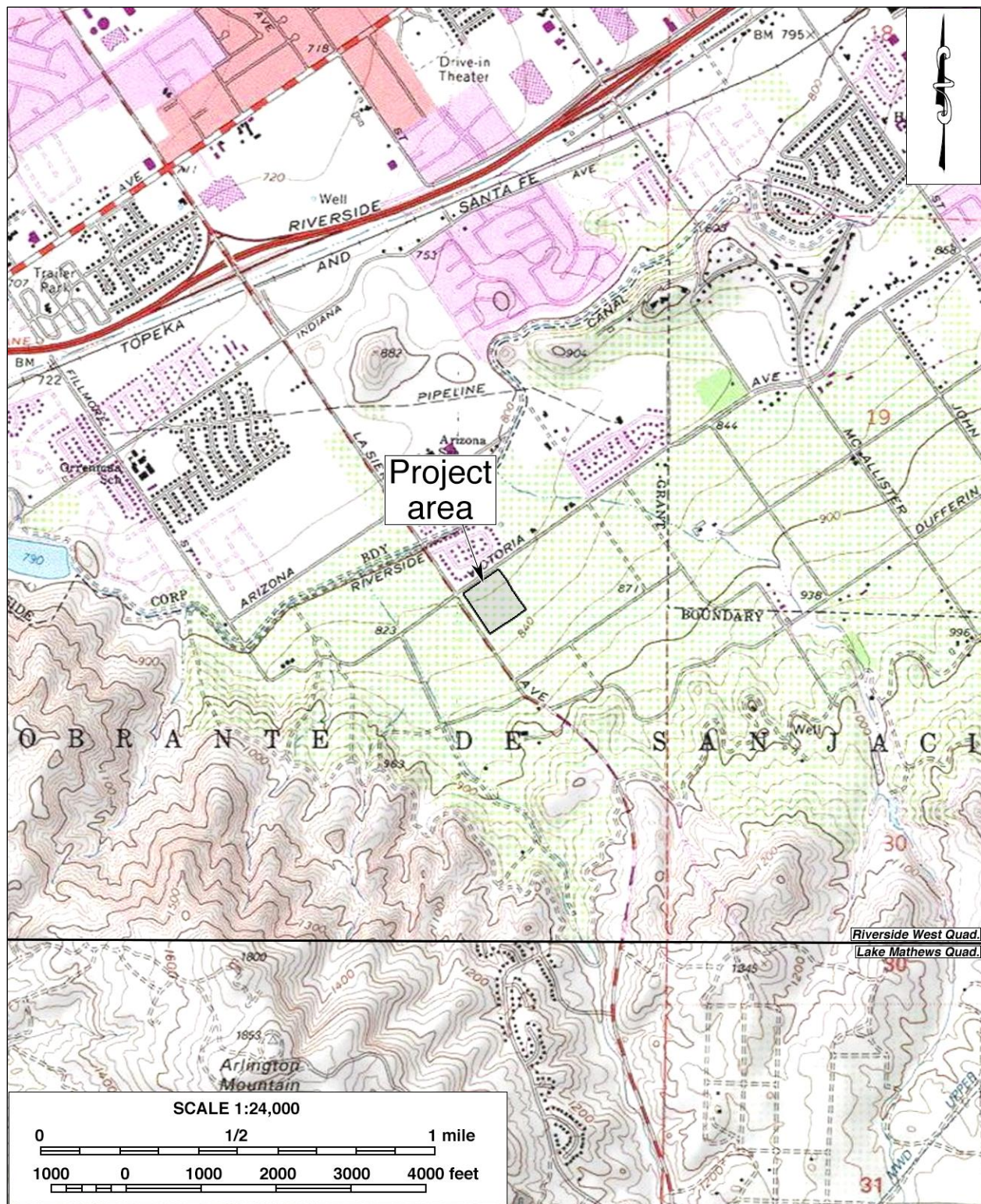


Figure 1. Project location. (Based on USGS Riverside West and Lake Mathews, Calif., 7.5' quadrangles)

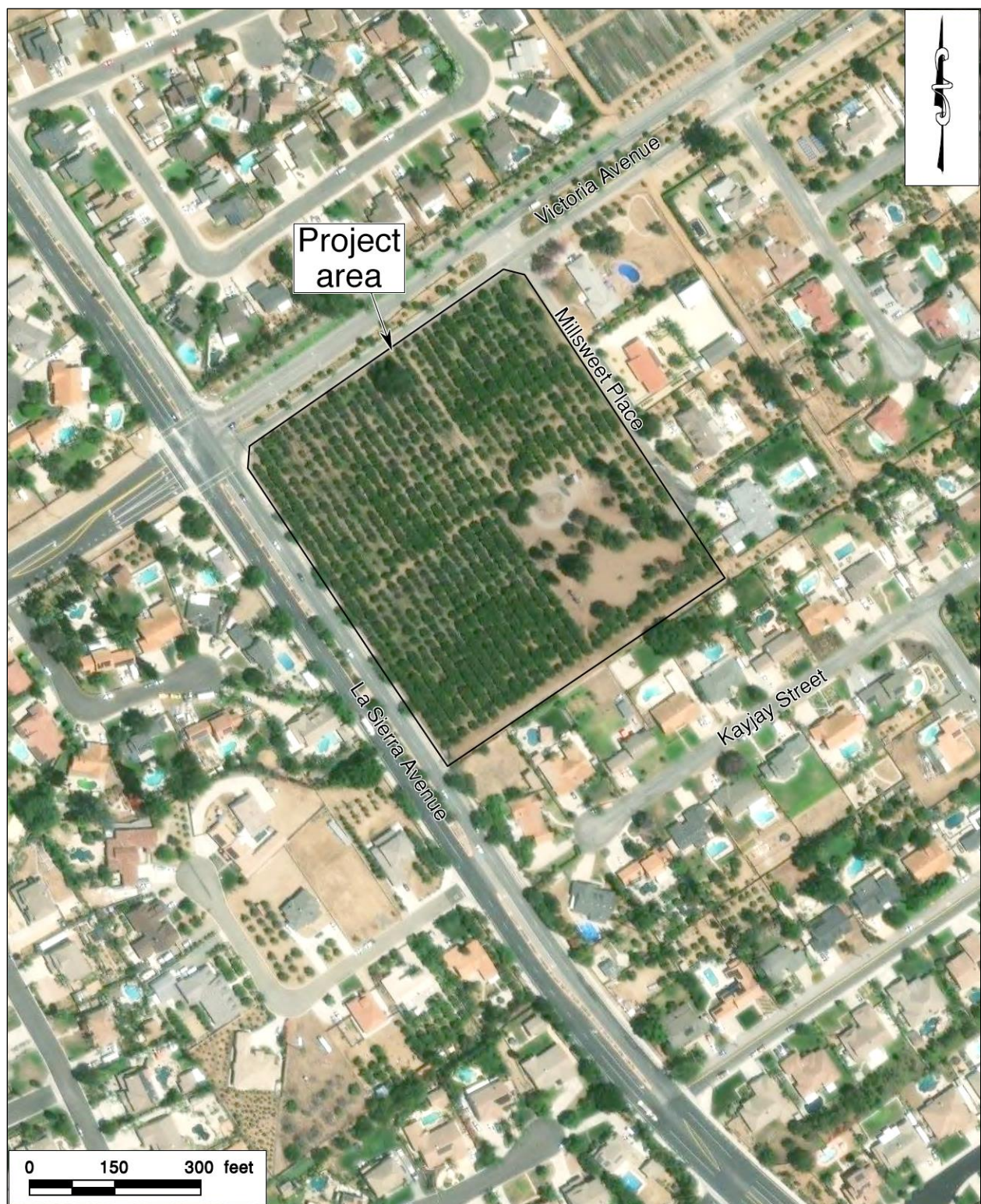


Figure 2. Recent satellite image of the project area.

As 10 years have passed since the last known fieldwork on this property, the present study was designed and implemented to update the findings of the 2014 study. Research procedures completed during this study included an update to the historical/archaeological resources records search, a Sacred Lands File search, supplemental historical background research, and a field inspection of the project area. A summary of the methods and results of these procedures is presented below, along with the final conclusion of the study.

Historical/Archaeological Resources Records Search

On February 8, 2024, CRM TECH archaeologist Nina Gallardo, B.A., completed the records search at the Eastern Information Center (EIC), University of California, Riverside. The results of the records search indicate that the 2014 McKenna et al. survey remains the only systematic cultural resources study within the project area (Fig. 3). Since the completion of that survey, the only study that has involved the project location or any of the adjacent properties is a linear survey along a water pipeline alignment within the La Sierra Avenue right-of-way, which also took place in 2014 (Fig. 3).

The records search further indicates that no additional cultural resources have been identified within or adjacent to the project area since 2014. Within a one-mile radius, the records search identified a total of 24 previously recorded cultural resources, an increase of 10 from the 14 resources reported in the 2014 McKenna et al. survey. None of these localities was found in the immediate vicinity of the project area, and thus none of them requires further consideration during this study.

One of the 24 known cultural resources within the scope of the records search, Site 33-011361, represents the original segment of Victoria Avenue built in the 1890s, which is now listed in the National Register of Historic Places (Bricker and Tearnen 2000). That segment of Victoria Avenue ends at the intersection of Boundary Lane, roughly a half-mile to the northeast of the project location. The segment adjacent to the project boundary, built in the early 20th century (USGS 1901; 1942), has not been recorded as a potential “historical resource.”

Sacred Lands File Search

On February 7, 2024, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for an update to the Sacred Lands File search completed on the project vicinity during the 2014 study. In response, the NAHC stated in a letter dated February 28 that the Sacred Lands File identified no Native American tribal cultural resources in or near the project area. The NAHC recommended that local Native American groups be consulted for further information and provided a referral list of potential contacts for that purpose. The NAHC’s reply is attached to this report in Attachment C for reference by the City of Riverside in future government-to-government consultations with the pertinent tribal groups, if necessary.

Historical Research

As a part of this study, CRM TECH archaeologist Hunter O’Donnell, B.A., pursued additional historical background research using sources not referenced in the 2014 study, primarily aerial and

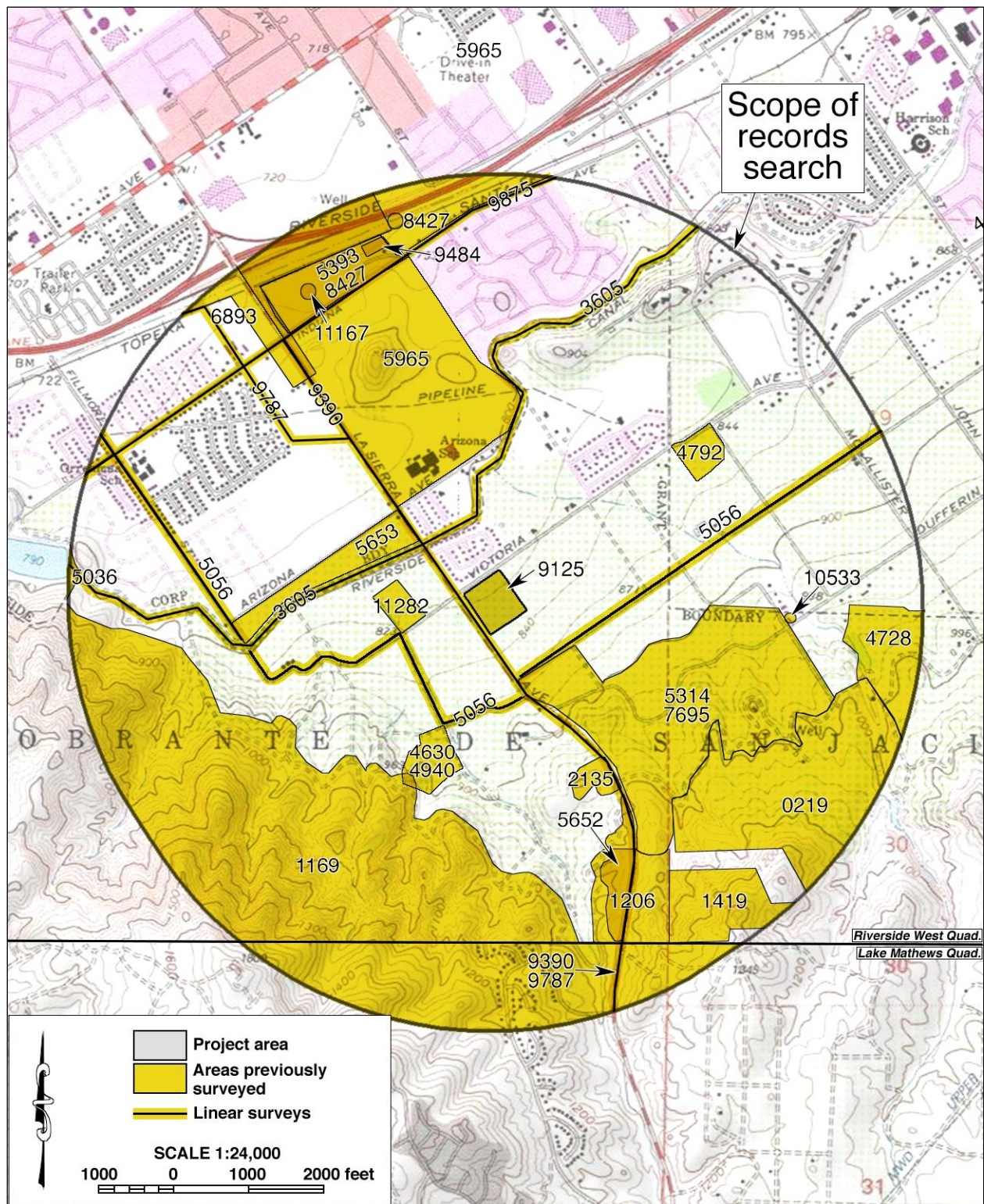


Figure 3. Previous cultural resources studies in the vicinity of the project area, listed by EIC file number. Locations of historical/archaeological resources are not shown as a protective measure.

satellite photographs of the project area. Taken between 1931 and 2023, the aerial and satellite photographs are available from the Nationwide Environmental Title Research (NETR) Online website, the Google Earth software, and the Geospatial Collection of the University of California, Santa Barbara (UCSB).

The 2014 study established that the project area was used for horticulture at least by 1900-1902, and it found no evidence of any residential use of the property from historical maps or census data (McKenna 2014:11-13). Early aerial photographs of the property, however, show what appear to have been a residence and an ancillary building near the western corner of the property in 1931 and 1938, just to the east of the intersection of La Sierra Avenue (historically Taylor Street) and Victoria Avenue (UCSB 1931; 1938). By 1948, both of these buildings had been removed, and trees had been planted in their place (NETR Online 1948).

After that, the project area was completely covered by the citrus grove until sometime between 1998 and 2002, when some of the trees in the easternmost portion of the parcel were removed (NETR Online 1948-2002; UCSB 1962; Google Earth 1994-2002). All of the built-environment features observed in that area during the 2014 survey, such as the play area and the paved driveway with a circular turnaround at the end, were built or installed over the next few years, along with a few sheds and what appear to have been trailers (NETR Online 2002-2009; Google Earth 2002-2009). Since then, most of the structures have been gradually removed (NETR Online 2009-2020; Google Earth 2009-2024).

Field Inspection

On March 13, 2024, Hunter O'Donnell carried out the field inspection of the project area. The survey was conducted at an intensive level by walking between the rows of orange trees in a series of parallel northwest-southeast transects spaced approximately 15 meters (50 feet) apart. Ground visibility was generally poor throughout the project area due to the accumulation of fallen leaves and areas of dense, low-lying vegetation growth (Fig. 4). Considering the extent of past ground disturbance in the project area, however, the ground visibility was deemed not to be a major hindrance to the survey efforts.

During the field inspection, a prehistoric (i.e., Native American) isolate was found adjacent to a concrete irrigation head in the citrus grove, consisting of a large portable granitic metate with two milling slicks on the surface (Fig. 5). The metate measures 60.7 x 38.5 x 21.2 centimeters, with one slick measuring 30.8 x 15.9 centimeters and the other 21.6 x 15.4 centimeters. Both slicks exhibit a moderate amount of polish with the high points noticeably worn down. At some point a cement mix was splashed on the artifact, probably during construction of the nearby irrigation line, resulting in more than 17 pieces of hardened concrete affixed to its surface, including within one of the slicks. Given the clear evidence of past disturbances to the ground nearby, the artifact is unlikely to be *in situ*. The isolate was recorded into the California Historical Resources Inventory under the temporary designation of 4101-1, pending assignment of a permanent identification number by the EIC (see Attachment D).



Figure 4. Current condition of the project area. (Photograph taken on March 13, 2022; view to the southeast)



Figure 5. Granitic metate recorded as Isolate 4101-1. (Photograph taken on March 13, 2024)

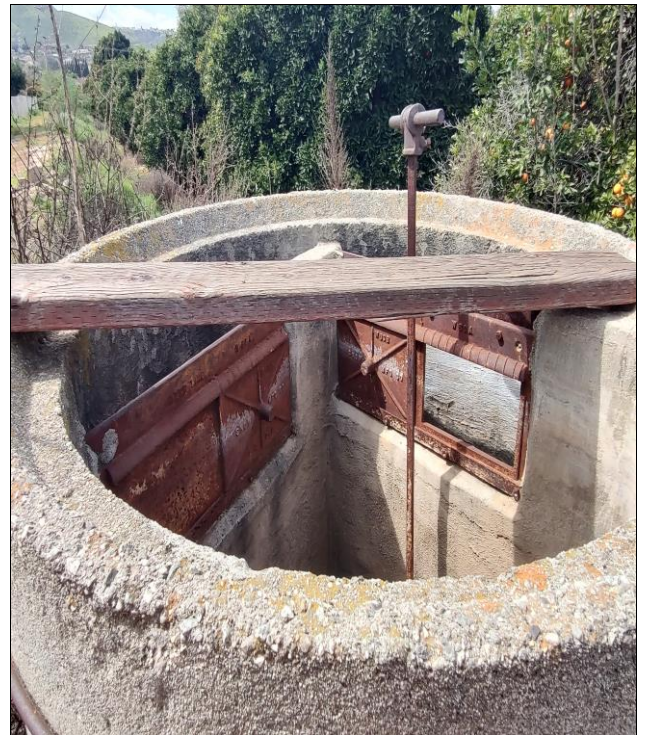


Figure 6. Master valve at the eastern end of Site 33-023901. (Photograph taken on March 13, 2024; view to the west)

Site 33-023901 was found to be largely in the same condition as originally recorded in 2014, although the orange grove and its trees appeared to show signs of neglect, while the modern features in the eastern portion of the site, such as the driveway and the sheds, had fallen into disrepair. A notable discrepancy from the 2014 site record is the location of the master valve bearing the “SNOW MFG. CO., LA CAL” steel gate stamp. The site record indicates that it was found along Victoria Avenue, but the master valve encountered during the survey, which bears the same steel gate stamp and matches photographs in the 2014 documentation (Fig. 6), is located in the eastern corner of the property, 110 feet southeast of the end of Millsweet Place and 630 feet southeast of Victoria Avenue. It is possible that a second master valve was once located along Victoria Avenue but has since been removed, but it seems unlikely. An update to the 2014 site record is presented in Attachment D.

No other cultural resources were encountered within the project boundaries during the field inspection, and no remnants of the buildings observed in the 1930s aerial photographs were found at their former locations. Scattered modern refuse was noted across the project area, but none of the items was of any historical/archaeological interest.

Conclusion and Recommendations

In summary of the research results presented above, Site 33-023901, consisting of the entire citrus grove in the project area and associated features, and Isolate 4101-1, consisting of a granitic metate, were the only cultural resources identified within the project area during this study. Site 33-023901 was previously determined not to be eligible for listing in the National Register of Historic Places or the California Register of Historical Resources or for local designation by the City of Riverside (McKenna 2014:28-39), and this study has not discovered any new information that would necessitate revisiting that conclusion. Therefore, the site does not appear to constitute a “historical resource” under CEQA provisions. Isolate 4101-1, a locality with fewer than three artifacts, by definition does not qualify as an archaeological site due to the lack of contextual integrity. As such, it does not meet the threshold of a potential “historical resource” and requires no further consideration in the CEQA compliance process.

Based on these considerations, the present study concludes that no “historical resources” are known to be present within the project area. Therefore, the final conclusion of the 2014 study that no known “historical resources” would be affected by the development of the property (McKenna 2014:39) remains valid and appropriate. However, in light of the recent discovery of the isolated metate in the project area from uncertain provenience and the presence of previously recorded prehistoric sites nearby (see McKenna 2014:16), CRM TECH recommends that all grubbing, grading, trenching, excavations, and other earth-moving activities reaching beyond the disturbed surface soil, generally speaking up to two feet in depth, be monitored by a qualified archaeologist to ensure the timely identification and, if necessary, protection of any buried deposits of prehistoric cultural remains. The monitoring program should be coordinated with the local Native American groups, who may wish to participate. Under this condition, CRM TECH further recommends that the proposed project may be cleared to proceed in compliance with the cultural resource provisions.

Thank you for this opportunity to be of service. Should you have any questions or need additional information, please feel free to contact our office.

Sincerely,



Daniel Ballester, M.S.
Field Director, CRM TECH

References Cited

Bricker, Lauren Weiss, and Janet L. Tearnen

2000 USDI/NPS NRHP Registration Form: Victoria Avenue, Riverside County, CA (NPS 00001267-0000, CHRIS Site No. 33-011361). On file, Eastern Information Center, University of California, Riverside.

McKenna, A. Jeanette

2014 A Cultural Resources Investigation of Assessor Parcel No. 136-220-016, TTM 36317, Located in the City of Riverside, Riverside Co., California. On file, Eastern Information Center, University of California, Riverside. (See Attachment A)

2019 TTM No. 36317 @ La Sierra and Victoria, Riverside, Riverside Co., California. On file, Eastern Information Center, University of California, Riverside. (See Attachment B)

Google Earth

1994-2024 Aerial photographs of the project vicinity; taken in 1994, 2002, 2003-2006, 2009, 2011-2014, 2016-2020, and 2022-2024. Available through the Google Earth software.

NETR (Nationwide Environmental Title Research) Online

1948-2020 Aerial photographs of the project vicinity; taken in 1948, 1959, 1966, 1967, 1980, 1985, 1994, 1998, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020.
<http://www.historicaerials.com>.

UCSB (University of California, Santa Barbara)

1931-1962 Aerial photographs of the project vicinity; taken in 1931, 1938, and 1962.
https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

USGS (United States Geological Survey, U.S. Department of the Interior)

1901 Map: Riverside, Calif. (15', 1:62,500); surveyed in 1897.

1942 Map: Riverside, Calif. (15', 1:62,500); aerial photographs taken in 1939.

ATTACHMENT A

2014 CULTURAL RESOURCES STUDY

**A CULTURAL RESOURCES INVESTIGATION
OF ASSESSOR PARCEL NO. 136-220-016,
TTM 36317, LOCATED IN THE CITY
OF RIVERSIDE, RIVERSIDE
CO., CALIFORNIA**

Prepared for:

ADKAN Engineers
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August 1, 2014 FINAL
Job No. 01-14-08-1657

INFORMATION CENTER DATA

Title: A Cultural Resources Investigation of Assessor Parcel No. 136-220-016, TTM 36137, Located in the City of Riverside, Riverside Co., California

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Date: August 1, 2014

For Submittal to: City of Riverside
Community Development Department, Historic Preservation,
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Prepared for: Adkan Engineers
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(951) 688-0241

USGS Quadrangle: Riverside West (1980)

Project Size: 8.8 Acres

Keywords: Riverside; Victoria Avenue; La Sierra Avenue; Moulton and Praed Subdivision; Arlington Heights; Orange Groves; Gage Canal; Windmills; Gabrielino; Luiseno; Cahuilla, Serrano

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**A CULTURAL RESOURCES INVESTIGATION
OF ASSESSOR PARCEL NO. 136-220-016,
TTM 36317, LOCATED IN THE CITY
OF RIVERSIDE, RIVERSIDE
CO., CALIFORNIA**

by,

Jeanette A. McKenna, Principal
McKenna et al., Whittier CA

INTRODUCTION

McKenna et al. (Appendix A) initiated this cultural resources investigation of Assessor Parcel No. 136-220-016, consisting of 8.8 acres of land in the City of Riverside, Riverside County California, at the request of Adkan Engineers, Riverside, California. This investigation and evaluation of cultural resources has been prepared in compliance with the City of Riverside Historic Resources Division and the California Environmental Quality Act (CEQA), as amended. This study also fulfills any requirements for compliance with California Subdivision Map Act, as amended.

PROJECT LOCATION AND DESCRIPTION

The current project area is located at the southern extent of the City of Riverside, Riverside County, California (Figure 1). More specifically, the project area is located within Township 3 South, Range 6 W, and portions of Sections 24 and 25, as illustrated on the current USGS Riverside West Quadrangle (Figure 2). This 8.8 acre parcel, currently dominated by orange trees, has no street address (never had a street address), but is cross-referenced by the Riverside County Assessor as Assessor Parcel No. 136-220-016 (Figure 3). The property is oriented on a 45° angle and bounded to the northwest by Victoria Avenue; to the southwest by La Sierra Avenue; and to the northeast by Millsweet Place (Figure 4). Historically, this area was within the Rancho El Sobrante de San Jacinto.

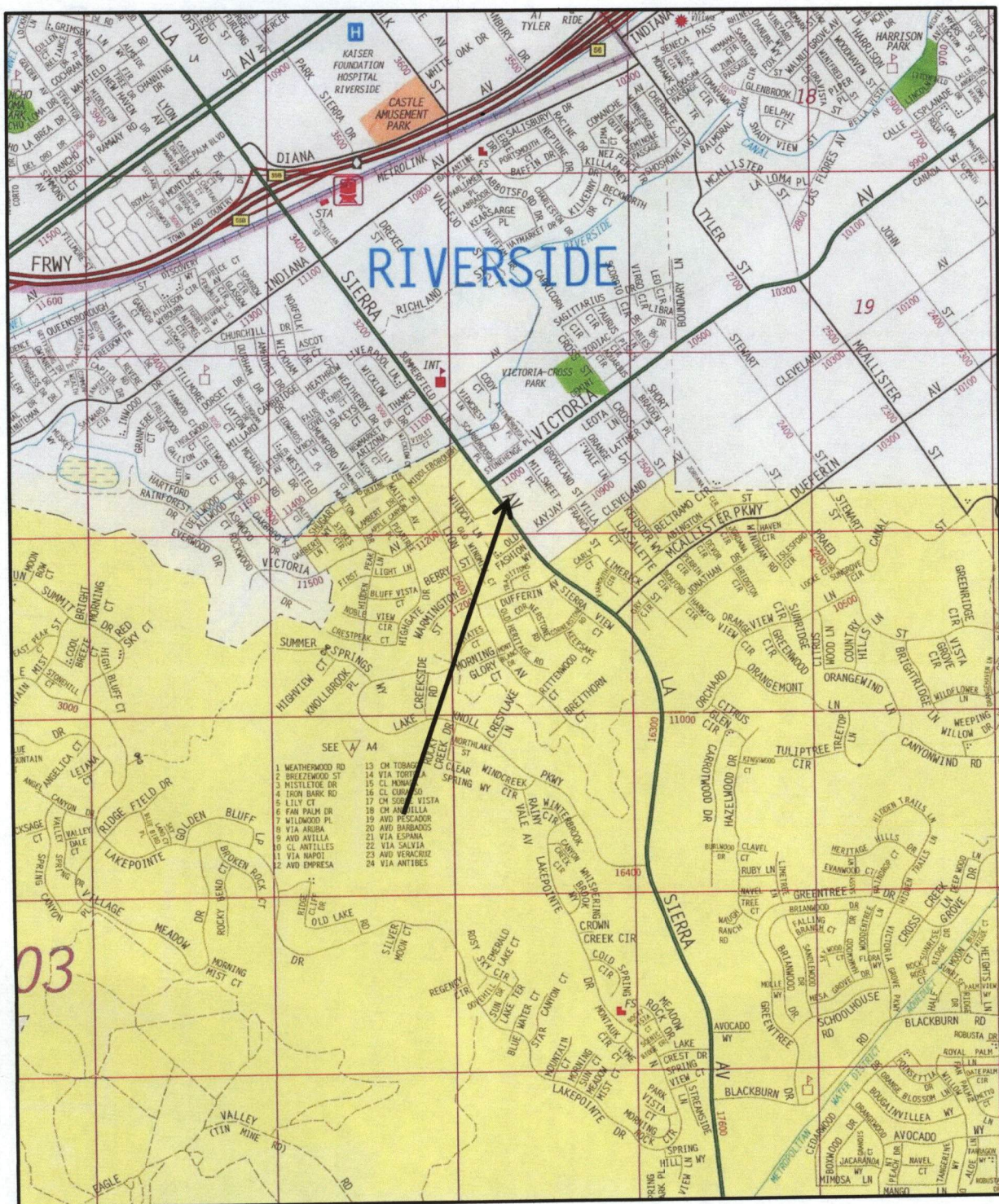


Figure 1. General Location of the Project Area.

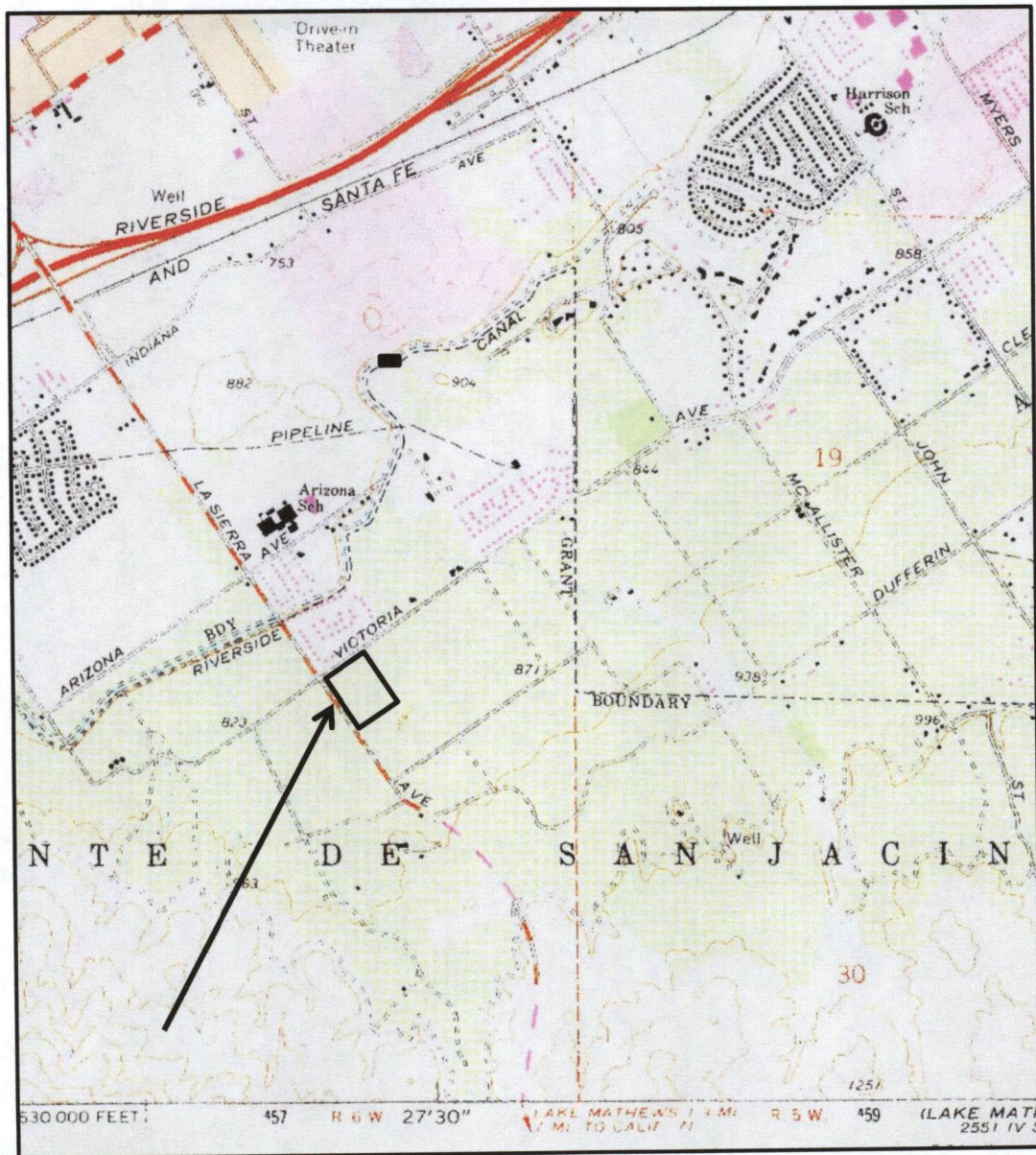


Figure 2. Specific Location of the Project Area (USGS Riverside West Quadrangle).

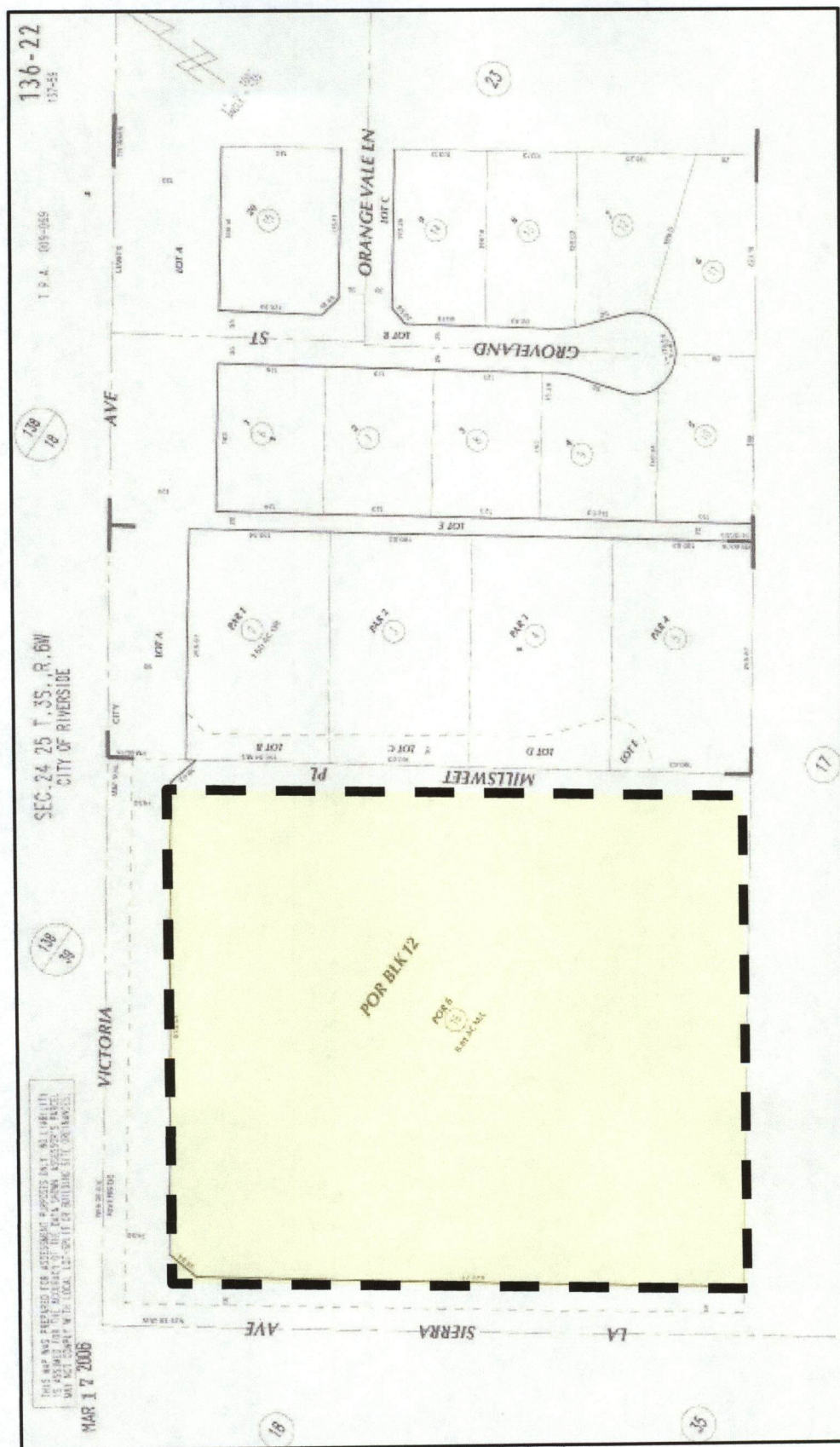




Figure 4. Aerial Photograph Illustrating the Project Area.

Surrounding properties are currently dominated by residential developments and the La Sierra Avenue alignment defines the southern boundary of the incorporated city. At this time, the proposed project consists of removal of the existing orange tree orchard and the redevelopment of the parcel. Associated features (e.g. irrigation system and wind turbine, and fencing) will also be removed.

ENVIRONMENTAL SETTING

The current project area is located within the City of Riverside, Riverside County, California. In this case, the property is located on the eastern/southeastern side of Victoria Avenue and north/northeast of La Sierra Avenue, two major thoroughfares in the City of Riverside. The surrounding acreage, once dominated by citrus groves, is now dominated by residential properties. This suburban setting is relatively recent and consists mainly of modern improvements within the area. Prior to the modern improvements, this area (generally referred to as Arlington Heights) was considered rural and covered with citrus orchards, especially east of Victoria Avenue.

In general, this area is considered to be southeast of the Pedley Hills and Jurupa Mountains. The Santa Ana River is approximately 4.5 miles north of this area and elevations within the project area average 870 feet above sea level. The property is essentially flat, with hills rising to the south. Drover (1979) characterized the area as part of the Peninsular Range geologic province with granitic outcrops and occasional pools of standing water.

Citing Drover (1979:3-4), the soils in this area are described as "... decomposing granite and are relatively shallow, erosional cuts showing two feet in depth with more significant gradation in the valley bottoms. Some basalt outcrops are also present, rock thereof showing thermal cracking from local brush fires some of which appear to have occurred recently." Gray (1961:57) noted that marine sedimentation occurred in the early Miocene and probably continued in to the Pliocene epochs, resulting in the formation of the Santa Ana Mountains. Geological testing by Leighton and Associates, Inc. (1988) has dated the older alluvium to approximately 25,000 years B.P. (before present).

The general area is dominated by the presence of sandy top soils and some exposed bedrock outcroppings in surrounding hills (to the south). The area was originally characterized as a Desert Sage Scrub habitat, but this habitat has been replaced by twentieth century developments and/or agricultural uses ... in this case, citrus orchards. Indigenous sage and deer weed may still be present in surrounding hillsides (Bean and Saubel 1972; Mead 1972; Drover 1979; and ARMC 1980).

This particular area of the larger Riverside County is reported to have been considerably different during prehistoric times (Bissell 1993:3-4; petrified cypress tree remains have been recovered from the nearby Puente Hills, R. Reynolds 1994, Personal Communication). Heusser (1978) postulates pines once covered the general area between 10,000 and 6000 B.C. These dates are synonymous with the Early Prehistoric Horizon (pre 6000 B.C.) currently accepted by Southern California archaeologists, though little evidence of the Early Prehistoric Horizon has been documented. A shift in weather conditions (i.e. warmer weather) resulted in the replacement of pines with oak woodland and, eventually, grasslands.

According to Heusser (1978), the grasslands were replaced by sage scrub and chaparral during the Late Prehistoric Horizon (post A.D. 750). Natural resources available to prehistoric (and historic) populations can be found within a short distance of the current project area. These include the resources associated with the nearby Coastal Communities (i.e. saltwater estuaries, beach and coastal strand habitats, and the marine community).

Remnants of the riparian woodlands, fresh water marsh lands, grasslands, oak woodlands, additional scrub communities, and chaparral can all be identified in the general area. Studies of a basin identified south and west of the current project area yielded archaeological data addressing the presence of a fresh water marsh/estuary exploited by prehistoric populations (McKenna 1992).

CULTURE HISTORY BACKGROUND

The geographical area associated with Northwestern Riverside County is generally considered to be within the traditional Luiseño territory, although many have argued that it is highly likely that the area is also associated with the Gabrielino, Cahuilla, and/or Serrano (see McKenna 1992 and 1995). Lando's summary of ethnographic research for the area (1978) concluded that any number of Native American populations may be represented: the Gabrielino, as argued by Strong (1929), Johnston (1962), and Leonard (1975); the Serrano, as discussed by Reid (1968); and/or the Luiseño. While Sparkman (1908) argues strongly that the area is NOT Luiseño, others (e.g. Kroeber 1908 and 1925; Lando 1978), agree by general consensus is that the area was occupied seasonally by Luiseno, Gabrielino, Serrano, and/or Cahuilla populations (Kroeber 1925:615-619, 692-708).

Parr and Wilke (1989:3-4) state the project area is located in a triangle that included the Luiseno, Cahuilla and Serrano, but not the Gabrielino. These three populations were

related linguistically (Shipley 1978:90) and were hunters and gatherers, as were most Southern California Native Americans prior to European contact. During the Late Prehistoric Period and into the proto-historic period, there is some evidence of village development and the beginning of agricultural activity.

Despite the various opinions, this area can be strongly associated with the Cahuilla (Strong 1929:88-143) and Serrano. Early studies of the Cahuilla and Serrano, as well as the Luiseno (see Smith and Taggart 1909; Benedict 1924; Bolton 1927; Robinson 1939; and Kroeber 1925) emphasized anthropological/ethnographic studies. More recently, however, the investigations have relied on archaeological data (i.e. Drover 1980; Koerper, Drover, and Langenwaller 1983; McKenna 1985 and 1986; Hudson 1969 and 1971; Rice and Cottrell 1976; Wallace 1955; Warren 1968; Greenwood 1978; and Mason et al. 1994; etc.). Additional studies have been presented in association with the Society for California Archaeology, presenting updated information on Southern California in general.

Archaeological data and correlations with ethnographic data have resulted in the determination of a chronology for Southern California prehistoric times. Data provided by Wallace (1955), Warren (1968) and later by Koerper and Drover (1983) and Mason (1984; summarized in McKenna 1986).

Investigations of sites in the Newport Bay/Irvine area of Orange County (Mason and Peterson 1994) have yielded significant data resulting in refinements of the Coastal Chronology. Their conclusions were based on the radiocarbon dates from 326 samples representing thirty-one archaeological sites or cultural contexts. Summarizing their results, Mason and Peterson (1994:55) found that the majority of sites were occupied during the Milling Stone (Horizon) period or the Late Prehistoric (Horizon) period "... without much overlap ...". Only four sites yielded results suggesting occupation during more than one cultural period (i.e. CA-ORA-64). In a few instances, dates suggested occupation during the Intermediate (Horizon) period. Mixtures of dates appeared in limited areas and could be directly associated with areas of agricultural activities.

Future studies of sites yielding statistically valid artifact assemblages and radiocarbon samples can be conducted to further the understanding of Native American activities in the area of Southern California and in understanding the relative lack of data for the Intermediate Horizon/period.

In the 1770s, the Spanish padres, under the direction of Junipero Serra, began the process of establishing a series of missions throughout Alta California, as California was then known. The mission system continued to supervise these large tracts of land until

the Mexican government declared its independence from Spain and issued orders for the secularization of the Missions (ca. 1824).

By 1833-34, the majority of Mission lands were taken from the Catholic Church and re-issued to individuals who had served as Spanish or Mexican soldiers, settlers, financiers, etc. The Mexican government hoped to initiate a pattern of settlement in Alta California by relocating populations from other Mexican settlements to recently established Alta California settlements (Hanna 1951; McWilliams 1973; Dumke 1944; and Scott 1974). Maps provided by Avina (1932); the Bureau of Land Management; and Beck and Haase (1977) illustrate the extent of the Rancho/Grant system.

In this case, the project area is inside the historic boundaries of Rancho El Sobrante de San Jacinto. Therefore, the area was not subdivided by the U.S. Government after acquisition of Alta California in ca. 1848. In defining the specific location of the project area, McKenna et al. determined it was within Township 3 South, Range 6 West, and portions of Sections 24 and 25 (see Figure 2).

The Rancho El Sobrante de San Jacinto was originally granted to and Maria del Rosario Estudillo de Aguirre, daughter of Jose Antonio Aguirre, by Mexican Governor Pio Pico in 1846. This rancho covered five square leagues and was originally located in San Diego County prior to the defining of San Bernardino and/or Riverside Counties (Avina 1932:89). It was confirmed to the Aguirres in 1867 by the U.S. Government as consisting of 48847.27 acres CACAA 083204). A brief history (Robinson 1997) of the ranchos associated with Aguirre is presented below:

Rancho San Jacinto Sobrante was a 48,847-acre (197.68 km²) Mexican land grant in present day Riverside County, California given in 1846 by Governor Pío Pico to María del Rosario Estudillo de Aguirre ... The Rancho San Jacinto Sobrante grant was of the surplus or "sobrante" of Jose Antonio Estudillo's Rancho San Jacinto Viejo and Miguel Pedrona's Rancho San Jacinto Nuevo y Potrero. The grant encompassed present day Lake Mathews. At the time of the US patent, Rancho San Jacinto Sobrante was a part of San Bernardino County. The County of Riverside was created by the California Legislature in 1893 by taking land from both San Diego and San Bernardino Counties ... María del Rosario Estudillo was the daughter of José Antonio Estudillo, grantee of Rancho San Jacinto Viejo. José Antonio Estudillo was appointed administrator and majordomo at Mission San Luis Rey in 1840. Three grants, comprising over 133,000 acres (538 km²) of the former Mission San Luis Rey lands in the San Jacinto area were made to the Estudillo family: Rancho San