

# **CULTURAL RESOURCES ASSESSMENT**

**MADISON PLAZA COMMERCIAL PROJECT  
3490 MADISON STREET  
CITY AND COUNTY OF RIVERSIDE, CALIFORNIA**

LSA

February 2016

# **CULTURAL RESOURCES ASSESSMENT**

## **MADISON PLAZA COMMERCIAL PROJECT 3490 MADISON STREET CITY AND COUNTY OF RIVERSIDE, CALIFORNIA**

Prepared for:

Greg Lukosky  
Peninsula Retail Partners/Hanover- PRP Madison, LLC  
417 29<sup>th</sup> Street  
Newport Beach, California 92663

Prepared by:

Gini Austerman, M.A.  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, California 92507

LSA Project No. PRP1501

### **National Archaeological Database Information:**

*Type of Study:* Assessment (Records search and reconnaissance survey)

*Sites Recorded:* None

*USGS Quadrangle:* Riverside West, California 7.5'

*Acreage:* Approximately 8 acres

*Key Words:* Phase I Survey, no resources

LSA

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## MANAGEMENT SUMMARY

LSA Associates, Inc. is under contract to Peninsula Retail Partners/Hanover, PRP Madison LLC to prepare a Cultural Resources Assessment for the Madison Plaza Commercial Project (project) located at 3490 Madison Street, City of Riverside, California, Assessor's Parcel Numbers 230-090-002, -003, -004, and -005 (approximately 8 acres). This work was completed pursuant to the California Environmental Quality Act (CEQA). The proposed project is for commercial development.

A cultural resources records search and survey were conducted for the project. Results of the records search and survey indicate no archaeological or historic resources were identified within or near the project; the project area has been developed, disturbed, and obscured; and the sensitivity of the project for potential subsurface resources is low. Therefore, no further cultural resources investigations or monitoring are recommended. In the event any archaeological resources are identified during earthmoving activities, work in the area should be halted until the nature and significance of the find can be assessed by a qualified archaeologist.

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

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## INTRODUCTION

LSA Associates, Inc. (LSA) is under contract to Peninsula Retail Partners/Hanover, PRP Madison LLC to prepare a Cultural Resources Assessment for the Madison Plaza Commercial Project (project) located at 3490 Madison Street in the City and County of Riverside, California, Assessor's Parcel Numbers 230-090-002, -003, -004, and -005 (approximately 8 acres). This work was completed pursuant to the California Environmental Quality Act (CEQA; as amended January 1, 2015): Public Resources Code (PRC), Division 13 (Environmental Quality), Chapter 2.6 Section 21083.2 (Archaeological Resources) and Section 21084.1 (Historical Resources); and the Guidelines for CEQA (as amended December 1, 2014), California Code of Regulations Title 14, Chapter 3, Article 5 Section 15064.5 (Determining the Significance of Impacts on Historical and Unique Archaeological Resources).

The project is located on the northwest side of the intersection of Madison Street and the State Route 91. The project site is located within Section 4, Township 4 South, Range 4 West, of the San Bernardino Base Line and Meridian, as shown on the 1988 United States Geological Survey (USGS) *Riverside West, California* 7.5-minute topographic quadrangle (Figure 1).

## NATURAL SETTING

The natural setting of the project vicinity is presented based on the underlying theoretical assumption that humans and human societies are in continual interaction with the physical environment. Being an integral and major part of the ecological system, humans respond to the limits imposed by the environment by technological and behavioral adaptation. Locations of archaeological sites are based on the constraints of these interactions, whether it is proximity to a particular resource, topographical restrictions, or shelter and protection. Sites will also contain an assemblage of artifacts and ecofacts consistent with the particular interaction.

### Biology

At an elevation of approximately 800 feet about mean sea level (AMSL), the project falls within the Lower Sonoran Life Zone (Bean 1977). This zone ranges from below sea level to an elevation of approximately 3,500 feet ASML and is represented in the Mojave and Colorado Deserts. Plants common to the area include cacti, desert agave, cheesebrush, catclaw, acacia, and seasonal grasses. Animals typically found within this zone include deer, coyote, foxes, rabbits, rodents, ravens, reptiles, and insects. The majority of the study area has been developed or disturbed.

### Geology

The entire study area is within the north central Peninsular Ranges Geomorphic Province of California. This geomorphic province is characterized by a series of mountain ranges separated by northwest-trending valleys, sub-parallel to branching faults from the San Andreas Fault. The Peninsular Ranges Province extends 900 miles from the Transverse Ranges to the north and southward to the tip of Baja California (Norris and Webb 1976). The parcel is southwest of the San Jacinto Fault Zone and southwest of the Box Springs Mountains. The natural topography of the study area is characterized as valley lowland intersected by rolling hills and surrounded by mountain ranges. Mt. Rubidoux is less than four miles northeast of the project (Norris and Webb 1976).



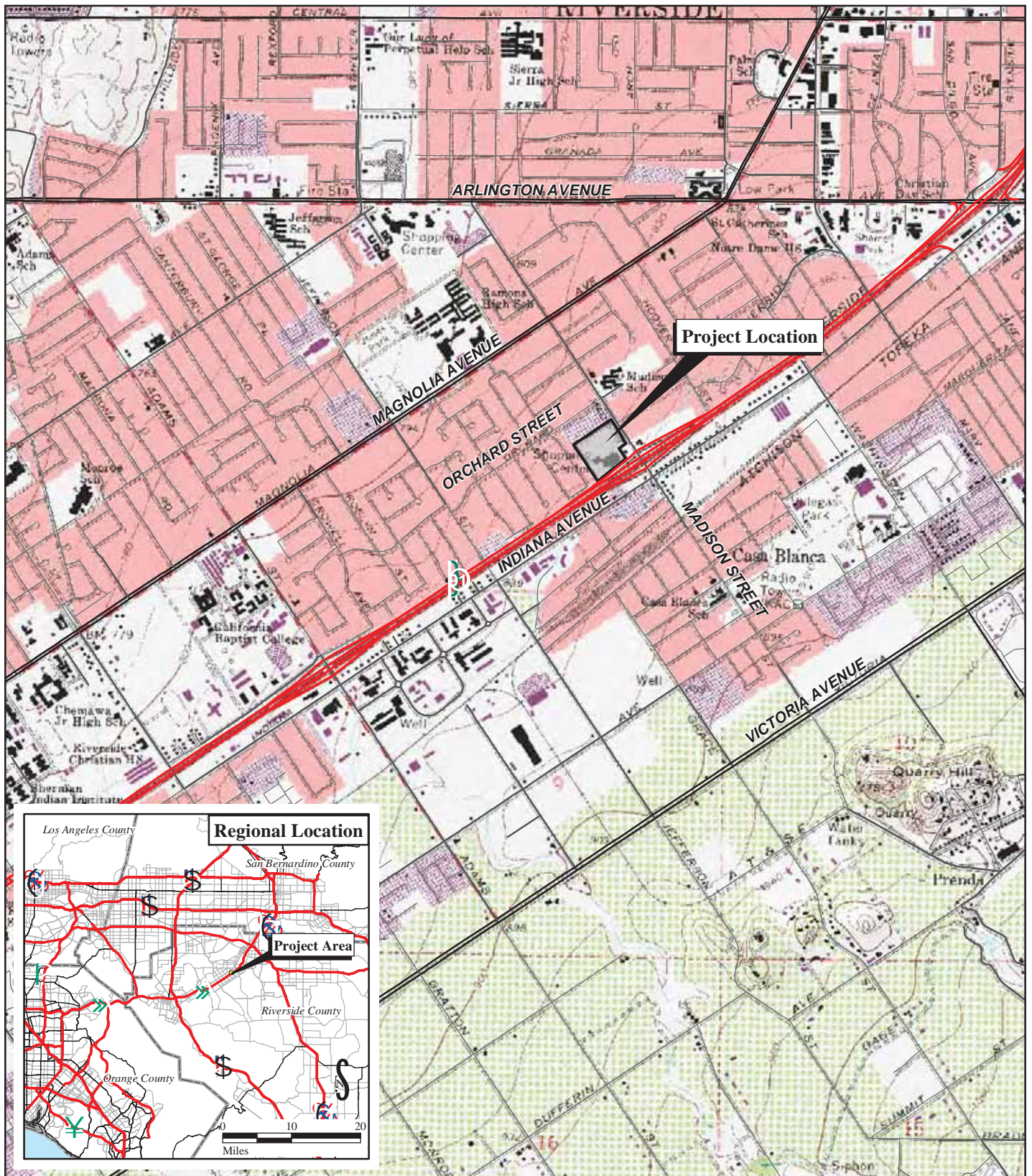
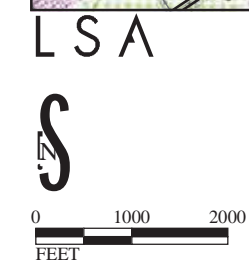


FIGURE 1

Madison Plaza  
Cultural Resources Assessment

Regional and Project Location



SOURCE: USGS 7.5' Quad: Riverside West, 1980; County of Riverside, 2015.



## **Hydrology**

The nearest water source is the Santa Ana River, which is within two miles north of the project. This river is the largest stream system in Southern California, extending from its headwaters in the San Bernardino Mountains over 100 miles southwest to the Pacific. Average annual precipitation ranges from 12 inches per year in the coastal plain to 40 inches per year in the San Bernardino Mountains to the north (Beck and Haas 1974). Precipitation usually occurs in the form of winter rain, with warm monsoonal showers in summer. Winter and spring floods commonly result from storms during wet years. Before European American settlement, the Santa Ana River was a perennial stream flowing from the San Bernardino and San Gabriel Mountains to the Pacific Ocean. Many springs, marshes, swamps, and bogs were interspersed throughout the watershed (Beck and Haase 1974).

## **CULTURAL SETTING**

### **Prehistory**

The description of various prehistoric stages or chronologies identifying cultural evolution in the Southern California area has been attempted numerous times. Several of these chronologies are reviewed in Moratto (1984). No single description is universally accepted. The various chronologies are based primarily on material developments identified by researchers familiar with sites in a region, and variation exists essentially due to the differences in those items found at the sites. Small differences occur over time and space, which combine to form patterns that are variously interpreted.

Currently, two primary regional culture chronology syntheses are commonly referenced in the archaeological literature. The first, Wallace (1955), describes four cultural horizons or time periods: Horizon I – Early Man (9000–6500 BC), Horizon II – Milling Stone Assemblages (6500–2000 BC), Horizon III – Intermediate Cultures (2000 BC–AD 200), and Horizon IV – Late Prehistoric Cultures (AD 200–historic contact). This chronology was refined (Wallace 1978) using absolute chronological dates unavailable in 1955.

The second cultural chronology (Warren 1968) is based broadly on Southern California prehistoric cultures, and was also revised (Warren 1984; Warren and Crabtree 1986). Warren's chronology includes five periods in prehistory: Lake Mojave (7000–5000 BC), Pinto (4000–3000 BC), Gypsum (1000 BC–AD 1), Saratoga Springs (AD 500–1000), and Protohistoric (AD 1500–historic contact). Changes in settlement pattern and subsistence focus are viewed as cultural adaptations to a changing environment, which begins with gradual environmental warming in the late Pleistocene, continues with the desiccation of the desert lakes, followed by a brief return to pluvial conditions, and concludes with a general warming and drying trend, with periodic reversals that continue to the present (Warren 1986).

## **ETHNOGRAPHY**

The project area is situated near the intersection of the traditional tribal boundaries of the Cahuilla, Gabrielino, and Luiseño (Bean and Smith 1978; Kroeber 1925). According to Bean (1978), the Cahuilla probably occupied the project area at the time of Spanish contact.

Typically, the native culture groups in Southern California are named after nearby Spanish period missions, and such is the case for these coastal Takic populations. For instance, the term “Gabrielino” is applied to the natives inhabiting the region around Mission San Gabriel, and “Luiseño” was given to those native people living 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). The Cahuilla are one exception to this naming convention, as their territory was distant enough from the missions for them to be only marginally affected and assimilated by the missions in the last few years of the Spanish period.

The territory of the Cahuilla included most of Riverside County and portions of San Bernardino, San Diego, and Imperial Counties (Bean 1978). The territory of the Gabrielino included portions of Los Angeles, Orange, and San Bernardino Counties during ethnohistoric times, and also extended inland into northwestern Riverside County (Kroeber 1925; Heizer 1968). The territory of the Luiseño included portions of San Diego, Riverside, and Orange Counties (Kroeber 1925; Heizer 1978).

The Gabrielino, Cahuilla, and Luiseño were all hunters and gatherers; these Native American groups shared similar semi-sedentary lifestyles. They caught and collected seasonally available food resources, living in permanent communities along watercourses. Individuals from these villages took advantage of the varied resources available. Seasonally, as foods became available, native groups moved to temporary camps to collect plant foods and to conduct communal rabbit and deer hunts. Unlike the landlocked Cahuilla, the territories of the Gabrielino and Luiseño included coastline, allowing them to establish seasonal camps along the coast and near bays and estuaries to gather shellfish and hunt waterfowl (Hudson 1971).

### **Gabrielino**

The Gabrielino were hunters and gatherers who utilized food resources along the coast as well as inland areas of Los Angeles, Orange, San Bernardino and Riverside Counties during ethnographic times (Kroeber 1925; Heizer 1968).

The lifestyle of the Gabrielino was considered semi-sedentary, living in permanent communities near inland watercourses and coastal estuaries. They caught and collected seasonally available food, and moved to temporary camps to collect plant resources such as acorns, buckwheat, berries, and fruit as well as conducting communal rabbit and deer hunts. Seasonal camps were also established along the coast and near estuaries where they would gather shellfish and hunt waterfowl (Hudson 1971).

Social organization for the Gabrielinos was focused on families living in small communities. Patrilineally organized, extended families would occupy villages; both clans and villages would marry outside of the clan or village (Heizer 1968). The villages were administered by a chief whose position was patrilineal, passed from the father to the son. Spiritual and medical activities were guided by a shaman; group hunting and fishing were supervised by individually appointed male leaders (Bean and Smith 1978).

### **Cahuilla**

The other Native American tribe inhabiting the Santa Ana River area was the Cahuilla, whose traditional territory encompassed diverse topography ranging from the Salton Sink to the San



Bernardino Mountains and San Gorgonio Pass (Bean 1978; Kroeber 1925). The Cahuilla were generally divided into three groups: Desert Cahuilla, Mountain Cahuilla, and Pass Cahuilla (Kroeber 1925). Like other Southern California Native American tribes, the Cahuilla were semi-nomadic peoples leaving their villages and using temporary camps near available plant and animal resources.

Cahuilla villages usually were in canyons or near adequate sources of water and food plants. The immediate village territory was owned in common by a lineage group or band. The other lands were divided into tracts owned by clans, families, or individuals. Trails used for hunting, trading, and social interaction connected the villages. Each village was near numerous sacred sites that included rock art panels (Bean and Shipek 1978).

Social organization of the Cahuilla was patrilineal clans and kinships groups known as moieties. Lineages within a clan cooperated in defense, subsistence activities, and religious ceremonies. Most lineages owned their own village sites and resource plots; although the majority of their territory was open to all Cahuilla people (Bean 1978).

### **Luiseno**

Prior to Spanish occupation of California, the territory of the Luiseno 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 1978; Bean and Shipek 1978).

The Luiseno lived in small communities, which were the focus of family life. Patrilineally linked, extended families occupied each village (Kroeber 1925; Bean and Shipek 1978). The Luiseno believed in the idea of private property. Property rights covered items and land owned by the village as well as items (houses, gardens, ritual equipment, trade beads, eagle nests, and songs) owned by individuals. Trespass against any property was punished (Bean and Shipek 1978). Luiseno villages were politically independent, and were administered by a chief, who inherited his position from his father.

Luiseno subsistence was based primarily on seeds like acorns, grass seed, manzanita, sunflower, sage, chía, and pine nuts and game animals such as deer, rabbit, jackrabbit, wood rat, mice, antelope, and many types of birds (Bean and Shipek 1978). Seeds were dried and ground to be cooked into a mush. The Luiseno utilized fire for crop management and communal rabbit drives (Bean and Shipek 1978).

## **HISTORIC CONTEXT**

In California, the historic era is generally divided into three periods: the Spanish Period (1769 to 1821), the Mexican Period (1821 to 1848), and the American Period (1848 to present). Early exploration of the Riverside County area began slowly until 1772 when Lieutenant Pedro Fages, then the military governor of San Diego, crossed through the San Jacinto Valley.

## Spanish Period

On January 8, 1774, the Juan Bautista de Anza expedition crossed the Colorado River and entered California. Bautista de Anza's second excursion into Riverside County included 29 soldiers and their wives and children, who would form the new community at the Presidio of San Francisco (Beattie 1925).

With the Spanish intrusion of the late 18<sup>th</sup> century came a drastic change in lifestyle for the natives of Southern California. Incorporation of the indigenous populations into the mission system generally led to the disruption of native cultures and changes in subsistence and land use practices (Harley 1988).

## 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. In 1834, a prominent group of Californians, including the Lugos, the Vallejos, the Picos, and the Ortegas, coerced Governor Figueroa into creating the "Provisional Regulations." These regulations made mission lands available for their occupation (Beattie and Beattie 1939).

During the Mexican Period, the ranchos were predominantly devoted to cattle, with great tracts of land used for grazing. Until the Gold Rush of 1849, livestock and horticulture dominated the economics of California (Ingersoll 1904; Beattie 1925; Beattie and Beattie 1951). Sixteen ranchos were granted in Riverside County; one of these was the Sobrante de San Jacinto, granted to Miguel de Pedrona and Rosario Estudillo de Agüirre, comprising over one hundred thousand acres (the project area is on the southwestern corner of the former rancho lands). The other nearby rancho from which the Riverside community and project development takes its name is La Sierra (meaning "the saw-toothed mountain range"). La Sierra was granted by Mexican Governor Pio Pico to Vicente Yorba in 1846.

## American Period

As travel along the Santa Fe Trail during the early American Period brought more settlers, the pattern of settlement developed along the Santa Ana and San Jacinto waterways. The Southern Pacific Railroad completed its line from Los Angeles through the San Geronimo Pass in 1876. The trains were eventually used to transport settlers into the area, creating a period of agricultural and land development, ultimately resulting in the establishment of Riverside County in 1893. Transportation, agriculture, and the control of water have continued to be central themes in the settlement, development, and growth of Riverside County (Robinson 1979).

**The City of Riverside.** In 1870, the Southern California Colony Association was established on an 8,600-acre plot of land in what would become the City of Riverside. A map was drawn to subdivide a mile square area near the center of the Colony into blocks approximately 2½ acres each. This was designated as the "Town of Riverside" and was intended for urban development consisting of a commercial core surrounded by residential blocks. Northeast and southwest of the mile square, Colony lands were divided into farm lots, each approximately 10 acres in size. Five years later, the Riverside Land and Irrigating Company gained control over the original Colony, adding some 15,000

acres to the original Colony's lands (Lech 2004). After experimenting with various agricultural crops, many of which failed, growers within this area began cultivating citrus crops. The success of a new strain of orange, the Washington Navel, quickly landed Riverside on the map as a producer of high quality citrus (Lech 2004).

## **METHODS**

### **Records Search**

On December 10, 2015, LSA archaeologist Gini Austerman performed a records search at the Eastern Information Center (EIC), located at the University of California, Riverside. It included a review of all recorded historic and prehistoric archaeological sites within one mile of the project, as well as a review of known cultural resource survey and excavation reports. In addition, the California State Historic Property Data File (HPD), which includes the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), and various local historic registers and historic maps were examined.

### **Additional Research**

Historic aerials and topographic maps were reviewed for information relating to the historic use of the parcel.

### **AB 52**

In accordance with the requirements of AB 52, the City made coordination requests to Native American Indian Tribes (Tribes) on November 19, 2015. In response to the request, two Tribes responded. The Morongo Band of Mission Indians indicated they have no additional information or immediate concerns regarding the project, but to contact the Tribe immediately and follow their Standard Development Conditions should cultural artifacts or human remains be discovered. The San Manuel Band of Mission Indians indicated the project is outside of their ancestral territory, and recommended other Tribe's be contacted. Exhibit 1 contains the City's AB 52 Tribal Contacts List and the two tribal responses.

### **Field Survey**

On December 23, 2015, Ms. Austerman completed a pedestrian survey of all accessible exposed areas of the project parcel. Portions of the property were surveyed in systematic parallel transects spaced by approximately 10 meters (approximately 30 feet), where possible. Special attention was given to areas of exposed soil for surface artifacts and features and to stratigraphy and rodent burrows for evidence of buried midden. The purpose of this survey was to identify and document, prior to the beginning of ground-disturbing activities, any cultural resources and thus also to identify any area(s) that might be sensitive for buried cultural resources.

## RESULTS

### Records Search

Data from the EIC noted 28 cultural resources within a mile of the project; none of which is within the project parcel. These sites consist of two historic water conveyance canals (33-4495 and 33-4791); one historic street (33-11361, Victoria Avenue); one CPHI, No. RIV-20 (33-9683, the Parent Washington Naval Orange Tree); seven historic-period buildings; and 17 residences. Three of the resources have been recommended eligible for the National Register (33-11880, 33-11885, and 33-17262). The remaining resources have been recommended as not significant.

Table A lists the cultural resources and reports within a one-mile radius of the project area that are mapped, documented on Department of Parks and Recreation (DPR) forms, and on file at the EIC.

**Table A: Cultural Resources and Reports within a 1-Mile Radius of the Project Area**

Primary #	Site Description	Status Code
33-4495	Riverside Upper Canal	7N1
33-4791	Riverside Lower Canal	6Z
33-5577	2612 Madison Street c. 1924 residence	5S1
33-9683	Parent Washington Naval Orange Tree Plaque #20	HPOI
33-9741	6865 Glacier Drive c. 1951 residence	5D1
33-9742	6875 Glacier Drive c. 1951 residence	5D1
33-11361	Victoria Avenue	NR
33-11634	4922 Arlington Avenue c. 1936 residence-turned-business	5S1
33-11635	4948 Arlington Avenue c. 1937 residence	5S1
33-11880	3020 Madison Avenue 'Casa Blanca School'	NR3
33-11885	7155 Magnolia Avenue; Pliney Evans Home c. 1913	NR3
33-12838	6869 Indiana Avenue c. 1951 residence-turned-commercial	6Z
33-12842	3280 Jane Street c. 1953 residence	6Z
33-13219	7265 Indiana Avenue c. 1955 residence	6Z
33-13220	7293 Indiana avenue c. 1926 residence	6Z
33-13293	7257 Indiana Avenue c. 1929 residence	5S1
33-13294	7259 Indiana Avenue c. 1946 residence	6Z
33-14380	3410 Washington Street c. 1907 residence	6Z
33-14381	3422 Washington Street c. 1907 residence	6Z
33-17250	7072 Indiana Avenue c. 1927 residence	5S1
33-17251	7060 Indiana Avenue c. 1927 residence	5S1
33-17262	3407 Washington Street c. 1927 residence	3B
33-18046	7605 Evans Street c. 1948 garage structure	7
33-18047	7615 Evans Street Electrical Sub Station c. 1950	7
33-18048	7635 Evans Street c. 1948 building	7
33-18199	7166 Indiana Avenue c. 1925 residence	6Z
33-18250	4654 Sierra Street c. 1906	5S2
33-24721	William Cooper House c. 1909	5S1



**Table A: Cultural Resources and Reports within a 1-Mile Radius of the Project Area**

Primary #	Site Description	Status Code
<b>Status Codes:</b> HPOI: Historic Point of Interest NR: National Register NR3: National Register 3 3B: Appears eligible for National Register both individually and as a contributor to a National Register eligible district through survey evaluation. 7N1: May become eligible for National Register as separate when its integrity is restored. 5D1: Contributor to a district that is listed or designated locally. 5S1: Listed in a local register 5S2: Individual property eligible for listing in a local register 6Z: Found ineligible for National Register, California Register, and local register 7: Not evaluated or needs evaluation		

## Reports

Data from the EIC indicate that there have been eight previous cultural resource studies conducted in the records search area, one of which (RI-5754) includes the project. In February 2003, CRM Tech conducted a study for Arlington Redevelopment Project Amendment No. 3 in the City of Riverside (Tang et al. 2003). This 236-acre study included four individual study areas (Sub-Areas 1–4) in the Arlington area for the Riverside Redevelopment Agency. During the course of the study, 30 historic-period buildings were documented as well as two post-World War II residential tracts. No historic properties were identified within the current project.

## Additional Research

Historic aerials and topographic maps ranging from 1901 through the present were reviewed. The aerial photographs indicate that the property was used for citrus in 1948 and that, by 1966, the property had been developed for commercial use.

The topographic maps indicate that the property was vacant from 1901 until 1955. By 1955, the property had been developed as a citrus grove; however, the 1962 map indicates the grove had been removed and the property set aside for development. The 1969 topographic map noted the commercial building on the property (Historicaerials.com).

## Field Survey

The field survey revealed the entire property has been developed. The majority of the ground surface was covered by asphalt (Figure 2), resulting in ground visibility of approximately less than 10 percent. A Denny's restaurant, currently in operation, is located in the northeastern portion of the property; a large abandoned commercial structure is situated in the southern portion. The area behind these buildings is currently being used as a parking lot whereas the portion behind and to the west of the structures retains remnants of asphalt and dirt. A water conveyance feature and flood control drain are within this southwestern portion of the property (Figure 2). No archaeological or historic resources were identified during the survey.

## **FINDINGS AND RECOMMENDATIONS**

A cultural resources records search, historic research, and pedestrian survey were conducted for the project. Results of the records search and survey indicate that no archaeological or historic resources were identified within or near the project. The entire project has been previously disturbed and developed. The sensitivity of the project for potential subsurface resources is negligible. Therefore, no further cultural resources investigations or monitoring are recommended. In the event any archaeological resources are identified during earthmoving activities, work in the area should be halted until the nature and significance of the find can be assessed by a qualified archaeologist.

If human remains are encountered, 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 PRC 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 NAHC, which will determine and notify an MLD. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.



FIGURE 2

*Madison Plaza  
Cultural Resources Assessment*

Project Area Aerial

LSA

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Project Area

0 60 120  
FEET

SOURCE: Bing Aerial, 2015; County of Riverside, 2015.

Exhibit 9 Initial Study

Aerial.mxd (2/1/2016)



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**Community & Economic Development Department**

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | [RiversideCA.gov](http://RiversideCA.gov)

**Planning Division****TRIBE CONTACTS**

Andrew Salas, Chairman  
Gabrielino Band of Mission Indians – Kizh  
Nation  
ATTN: AB52 Project Notice  
P.O. Box 393  
Covina, CA 91723

Anna Hoover, Cultural Analyst  
Pechanga Cultural Resources Dept  
ATTN: AB52 Project Notice  
P.O. Box 2183  
Temecula, CA 92593

Raymond Huaute  
Cultural Resources Specialist  
Morongo Band of Mission Indians  
12700 Pumarra Road  
Banning, CA 92220

Jose Ontiveros, Cultural Resources  
Soboba Band of Luiseño Indian  
ATTN: AB52 Project Notice  
P.O. Box 487  
San Jacinto, CA 92581

Jim McPherson, Cultural Resources  
Rincon Band of Luiseño Indians  
ATTN: AB52 Project Notice  
1 West Tribal Road  
Valley Center, CA 92082

Robert Martin  
Tribal Chairman  
Morongo Band of Mission Indians  
12700 Pumarra Road  
Banning, CA 92220

Andreas Heredia  
Cultural Director  
Cahuilla Band of Indians  
52701 Highway 371  
ATTN: AB52 Project Notice  
Anza, CA 92539

Daniel F. McCarthy MS, RPA,  
Director –CRM Department  
San Manuel Band of Mission  
Indians  
ATTN: AB52 Project Notice  
26569 Community Center Dr.  
Highland, CA 92346  
Patricia Garcia  
Director of Tribal Hist. Presrv.  
Ofce  
Agua Caliente Band of Cahuilla  
Indians  
ATTN: AB52 Project Notice  
5401 Dinah Shore Dr.

## Adame, Gayat

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**From:** Daniel McCarthy <DMcCarthy@sanmanuel-nsn.gov>  
**Sent:** Tuesday, November 24, 2015 12:50 PM  
**To:** Assadzadeh, Candice  
**Subject:** [External] RE: AB52 Notice - City of Riverside Planning Cases - P15-0847, P15-0848, P15-0849, P15-0850 & P15-0851

Candice,

Thank you for the opportunity to review and respond. The project is just outside of the Tribe's ancestral territory. Therefore we recommend that the City contact other tribes with ancestral territory claims that include the project area.

Thank you,  
Leslie Mouriquand MA, RPA  
for

Daniel McCarthy, MS, RPA  
Director  
Cultural Resources Management Department  
San Manuel Band of Mission Indians  
26569 Community Center Drive  
Highland, CA 92346  
Office: 909 864-8933 x 3248  
Cell: 909 838-4175  
dmccarthy@sanmanuel-nsn.gov

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**From:** Assadzadeh, Candice [mailto:CAssadzadeh@riversideca.gov]  
**Sent:** Thursday, November 19, 2015 3:06 PM  
**To:** Daniel McCarthy  
**Subject:** AB52 Notice - City of Riverside Planning Cases - P15-0847, P15-0848, P15-0849, P15-0850 & P15-0851

Please find attached a transmittal for AB52. Please let me know if you need any additional information.

Thank you,

Candice Assadzadeh | Assistant Planner  
City of Riverside  
Community Development – Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522  
Email: [CAssadzadeh@riversideca.gov](mailto:CAssadzadeh@riversideca.gov)  
Office: (951) 826-5667





**MORONGO CULTURAL  
HERITAGE PROGRAM**

12700 PUMARRA RD BANNING, CA 92220  
OFFICE 951-755-5025 FAX 951-572-6004



Date: December 2, 2015

Re: PLANNING CASES P15-0847 (CUP), P15-0848 (SPR), P15-0849 (LLA), P15-0850 (DR) & P15-0851 (L&I):  
Proposal by Greg Lukosky of HFC/PRP Properties Madison, LLC, to consider a Conditional Use Permit,  
Site Plan Review, Lot Line Adjustment, Design Review, and Landscape & Irrigation Design Review for the  
construction of 68,759 SF of new commercial retail, including a fitness club, existing Denny's to remain.

Dear,  
Candice Assadzadeh  
Assistant Planner  
City of Riverside

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

- The project is outside of the Tribe's current reservation boundaries and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). We recommend contacting the appropriate tribes who have cultural affiliation to the project area. We have no further comments at this time.
- X The project is outside of the Tribe's current reservation boundaries but within in an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). At this time, we are not aware of any cultural resources on the property; however, that is not to say there is nothing present. At this time, we ask that you impose specific conditions regarding all cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications (see Standard Development Conditions attachment).
- The project is outside of the Tribe's current reservation boundaries but within in an area considered to be a traditional use area or one in which the Tribe has cultural ties (i.e. Cahuilla or Serrano Territory). At this time we ask that you impose specific conditions regarding all cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications (see Standard Development Conditions attachment). Furthermore, we would like to formally request the following:

  - A thorough records search be conducted by contacting one of the CHRIS (California Historical Resources Information System) Archaeological Information Centers and have a copy of the search results be provided to the tribe.
  - A comprehensive archaeological survey be conducted of the proposed project property and any APE's (Areas of Potential Effect) within the property. We would also like to

request that a tribal monitor be present during the initial pedestrian survey and that a copy of the results be provided to the tribe as soon as it can be made available.

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

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

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

Very truly yours,

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



## Standard Development Conditions

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

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

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