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A PHASE I CULTURAL RESOURCES ASSESSMENT UPDATE
OF
TENTATIVE PARCEL MAP 35212

± 55.08 ACRES OF LAND NEAR MURRIETA
RIVERSIDE COUNTY, CALIFORNIA
USGS MURRIETA, CALIFORNIA QUADRANGLE, 7.5' SERIES

by

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Prepared For:

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MANAGEMENT SUMMARY

A Phase I Cultural Resources Assessment Update of Tentative Parcel Map 35212 (hereafter, TPM 35212) was requested by the project sponsor, F.G. Fenton Company. The subject property encompasses ± 55.08 acres of land located east of Winchester Road, west of Sky Canyon Drive, north of Hunter Road, and south of La Alba Road, in the French Valley area of southwestern Riverside County near Murrieta and Temecula (Fig. 1). The proposed project is a commercial office and retail development.

The purpose of the update was to bring Phase I Cultural Resources Assessments conducted for the subject property in 1988 and 1990 into compliance with current standards imposed by the County of Riverside. As such, a Sacred Lands File search was requested of the Native American Heritage Commission and following receipt of the results, project scoping letters were sent to nine Tribal representatives listed by the NAHC as being interested in development in the French Valley area.

The subject property has been included in two previous cultural resources studies that encompassed large acreages. The first study, conducted in 1988 by RECON, is entitled "Archaeological Survey of the Winchester Road General Plan Amendment 114-Acre Property." The second study was conducted in March of 1990 by Christopher E. Drover, Ph.D., and is entitled "A Cultural Resource Assessment, Airport Business Park French Valley, Riverside County, California." Neither study recorded any cultural resources of either prehistoric or historical origin within the boundaries of the subject property.

An updated records search conducted for the subject property in 2005 noted that 15 additional cultural resource studies had been conducted within a one-half mile radius of TPM 35212, with virtually all land within that radius having been included in one or more of the studies. During the course of the studies, seven cultural resource properties were recorded (CA-RIV-856, 1006, 2933, 4660, 4662, 13242, 13282). Reported cultural resources of prehistoric origin included bedrock milling features, a bowl fragment, ground stone tools and tool fragments, flaked stone tools, and debitage, while those of historical origin included debris and the remains of historical structures.

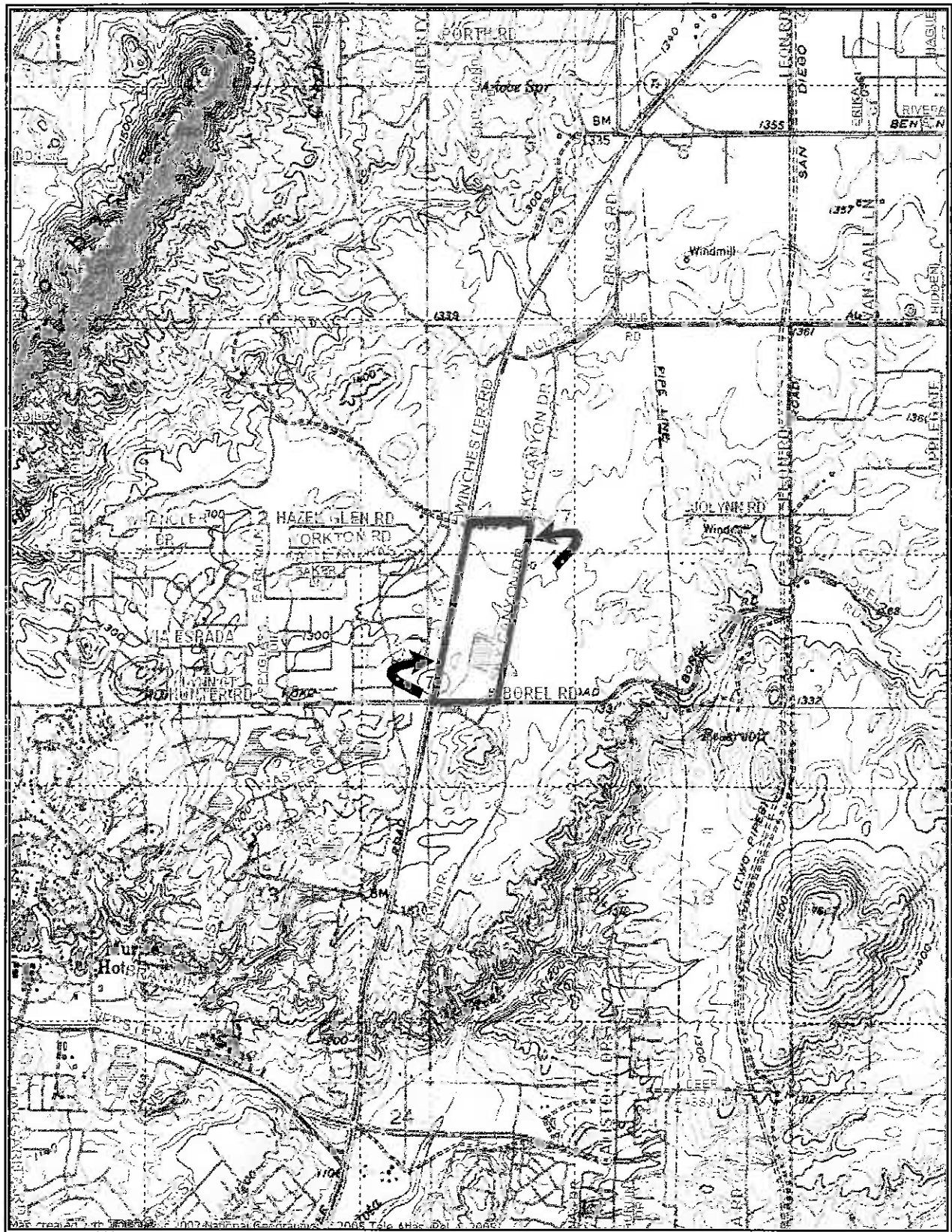


Figure 1: Location of Tentative Parcel Map 35212 in French Valley. Adapted from USGS Murrieta, California Quadrangle (1996). Scale 1:24,000.

Due to the fact that the subject property had already been included in two previous studies and that no cultural resources had been observed within the property boundaries, the current project sponsor, H.G. Fenton Company, submitted the updated records search summarizing the 1988 and 1990 studies to the County of Riverside Planning Department in conjunction with their application for Tentative Parcel Map 35212. In response to the project sponsor's request that the previous studies be accepted to satisfy the cultural resource requirement for TPM 35212, County of Riverside Archaeologist Leslie Mouriquand acknowledged that the project site was surveyed and that no cultural resources had been identified. However, neither study included contact with the Native American Heritage Commission for a Sacred Lands File search or subsequent project scoping letters to Tribal representatives recommended by the NAHC. Although not required at the time the studies were conducted, the Sacred Lands File search and project scoping letters are now required for all cultural resources studies. When old cultural resource reports are used to satisfy requirements for new development applications, County of Riverside policy mandates that the old reports be brought into compliance with current standards. As such, Ms. Mouriquand directed Alisa Krizek, project planner for TPM 35212, to require that the applicant request a Sacred Lands File search from the Native American Heritage Commission and follow that request with project scoping letters sent to all Tribal representatives recommended by the NAHC. Provided the Tribes agree that a re-survey is not necessary, Ms. Mouriquand stated that one will not be required for TPM 35212 and that the previous reports would be accepted.

Pursuant to the request of the H.G. Fenton Company, this firm submitted a request for a Sacred Lands File Search to the Native American Heritage Commission on October 16, 2008. A response from the NAHC, received on October 24, 2008, stated that the SLF failed to indicate the presence of Native American cultural resources in the immediate project area (APE), although it was noted that the absence of specific site information in the Sacred Lands File does not guarantee the absence of cultural resources in any project area. A copy of the SLF search results is attached as an appendix to this report.

Subsequent to receipt of the SLF results, project scoping letters were sent to nine Tribal representatives listed by the Native American Heritage Commission as being interested in development within the French Valley area. Copies of the project scoping

letters may be found in the appendix to this report. To date, responses have been received from three Tribes: Pala Band of Mission Indians Tribal Historic Preservation Office (October 29, 2008), Soboba Band of Luiseño Indians Cultural Resource Department (November 4, 2008), and Pechanga Cultural Resources/ Temecula Band of Luiseño Mission Indians (November 14, 2008). A summary of each response letter follows and copies of the letters are included in the report appendix.

Pala Band of Mission Indians Tribal Historic Preservation Office

After consulting their maps it was determined the project is not within the Pala Indian Reservation or their Traditional Use Area. As such, they have no objection to the continuation of project activities as currently planned and defer to the wishes of Tribes in closer proximity to the project area.

Soboba Band of Luiseño Indians Cultural Resource Department

While the project area does not fall within the boundaries of the Soboba Indian Reservation, it is within Soboba's Tribal Traditional Use Area. Therefore, the Tribe requests further consultation with Native American Tribes, as well as copies of archaeological and/or cultural resource documentation.


Pechanga Cultural Resources / Temecula Band of Luiseño Mission Indians

After reviewing the provided map and internal documents, it was determined that the project area is not within the boundaries of the Pechanga Indian Reservation, but it is within their ancestral territory. The Tribe is interested in participating in this project based upon traditional knowledge of the area and the fact that a previously recorded site (CA-RIV-4662) may be within the project boundaries. It may be noted that the referenced archaeological site is shown on Eastern Information Center site maps as being located approximately 200 feet to the north of TPM 35212. At this time the Tribe requests notification once the Project begins the entitlement process, copies of all applicable reports and environmental documents, and government-to-government consultation with the Lead Agency. Further, the Tribe believes that monitoring activities will be required

during earthmoving and as such, reserves the right to make additional comments and recommendations once the environmental documents have been reviewed.

CONSULTANT CERTIFICATION

The undersigned certifies that the attached report is a true and accurate description of the results of the Phase I Cultural Resources Update described herein.



Jean A. Keller, Ph.D. 11-24-09
Cultural Resources Consultant Date
Riverside County Certificate No. 232