



Moreno Valley Trade Center Project

Cultural Resources Assessment Report

prepared for

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Executive Summary

Rincon Consultants, Inc. (Rincon) was retained by Hillwood Enterprises, L.P. to perform a cultural resources study for the Moreno Valley Trade Center Project (project). The project involves the construction of a 1,332,380 square foot logistics building on an 80-acre site (Assessor's Parcel Numbers 488-340-002 through -012) located south of Eucalyptus Avenue and west of Redlands Boulevard in the city of Moreno Valley, Riverside County, California. This cultural resource study has been completed in accordance with the requirements of the California Environmental Quality Act (CEQA); the City of Moreno Valley (City) is acting as the lead CEQA agency.

This report presents the results of the work performed by Rincon, specifically a cultural resources records search, Native American outreach, archival research, field survey, and cultural resource documentation and evaluation. A records search conducted at the Eastern Information Center (EIC) on October 3, 2019 identified one archaeological resource (P-33-015796), the remains of a historic-period homestead, within the project site. The Sacred Lands File search by the Native American Heritage Commission, as well as outreach efforts with local Native American groups, resulted in negative findings.

Cultural resource surveys of the project site were completed in October 2019. The surveys resulted in the identification of one historic-period archaeological site (P-33-015796), which was previously recorded but not formally evaluated for listing on the California Register of Historical Resources (CRHR). Additionally, a historic period built-environment resource, Adam Hall's Plant Nursery, was documented on the southwest portion of the project site. P-33-015796 and Adam Hall's Plant Nursery were formally recorded and evaluated for listing on the CRHR and as a City Landmark, Structure of Merit, and Preservation District. Both resources are recommended ineligible for listing on the CRHR and for local designation. Therefore, neither resource is considered a *historical resource* for the purposes of CEQA.

Rincon recommends a finding of ***no impact to historical resources*** and a ***less than significant impact to archaeological resources with mitigation*** under CEQA. Rincon recommends the following mitigation measure for the unanticipated discovery of archaeological resources during project development. The project is also required to adhere to regulations regarding the unanticipated discovery of human remains, detailed below.

Unanticipated Discovery of Cultural Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation and Native American consultation may be warranted to avoid any significant impacts.

Human Remains

If human remains are found, the State of California 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. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the land owner shall reinter the remains in an area of the property secure from subsequent disturbance.

Introduction

Rincon Consultants, Inc. (Rincon) was retained by Hillwood Enterprises, L.P to perform a cultural resources assessment for the Moreno Valley Trade Center Project (project) in the city of Moreno Valley, Riverside County, California. The cultural resource study has been completed in accordance with the requirements of the California Environmental Quality Act (CEQA). The City of Moreno Valley (City) is acting as the lead CEQA agency.

Project Location

The project site encompasses 80 acres of land (Assessor's Parcel Numbers 488-340-002 through -012) within the eastern portion of the city of Moreno Valley, Riverside County, California (Figure 1). The property is bounded to the north by Eucalyptus Avenue, the west by Quincy Avenue (the Quincy Channel), the south by Encilia Avenue, and the east by Redlands Boulevard. More specifically, it is in Township 3 south, Range 3 west, Section 2 of the United States Geological Survey *Sunnymead, CA* 7.5-minute topographic quadrangle (Figure 2). It is in a semi-rural setting consisting of a mixture of agricultural, commercial, and residential development.

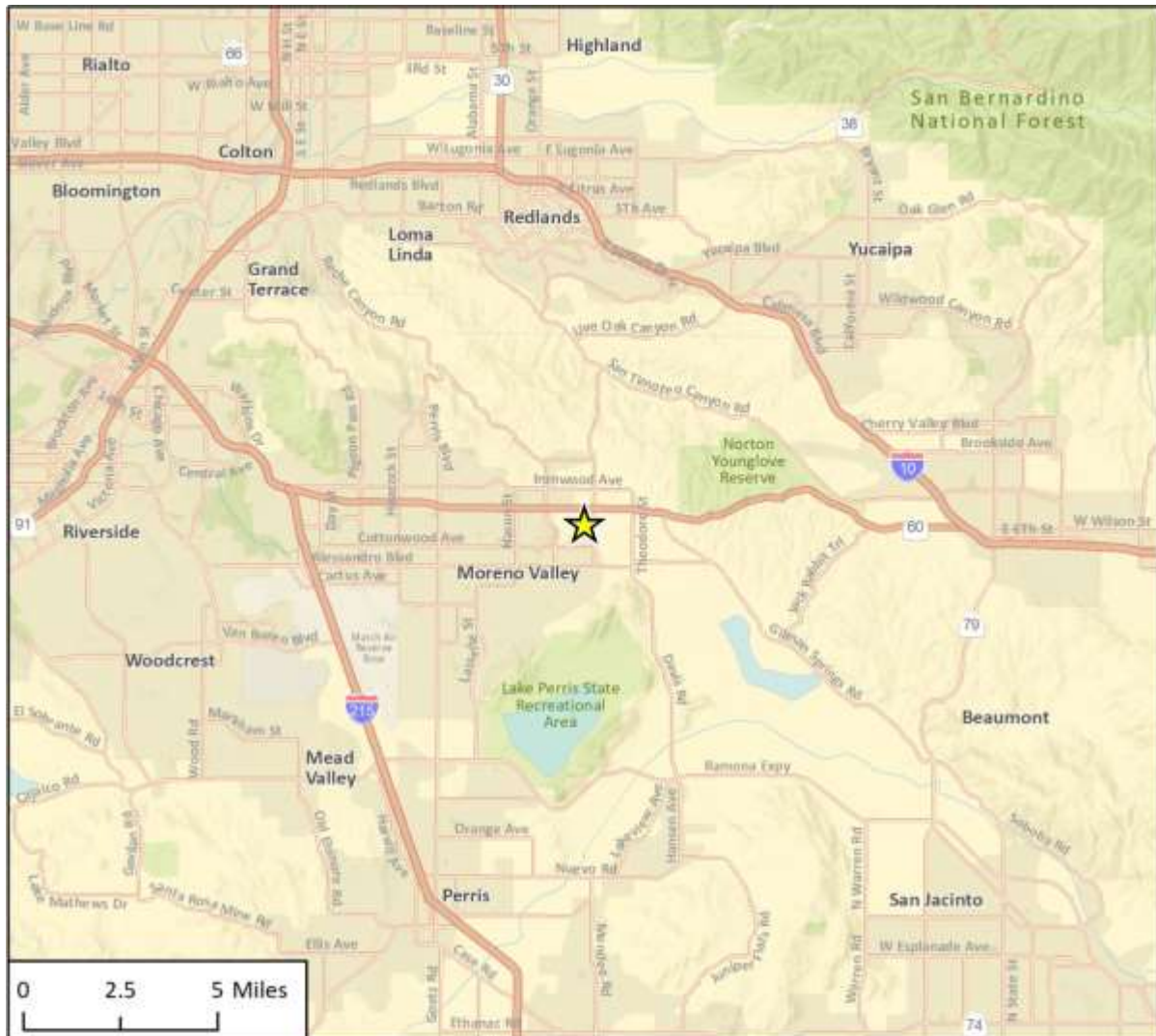
Project Description

The project involves the construction of a 1,332,380 square foot logistics building. As currently designed, the building would contain 20,000 square feet of office space with 1,312,380 square feet of warehouse space. The building is planned to be 51 feet in height. A total of 637 stalls for automobile parking would be provided with trailer parking consisting of 278 stalls.

Personnel

Rincon Archaeologist and Principal Investigator Tiffany Clark, PhD, Registered Professional Archaeologist (RPA) provided management oversight for this cultural resources study. Dr. Clark meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historic archaeology (National Park Service 1983). Senior Archaeologist Dustin Keeler, PhD, RPA, with the assistance of Alondra Garcia and Alexandra Madsen conducted the cultural resource surveys. In addition, Dr. Keeler assisted with preparation of the report. Architectural Historian Rachel Perzel completed the archival research and built-environment analysis of the project. Associate Archaeologist Lindsay Porras, MA, RPA, assisted in the Native American outreach. Geographic Information Systems Analyst Allysen Valencia prepared the figures found in this report. Principal Shannon Carmack reviewed this report for quality assurance and quality control.

Figure 1 Project Location Map



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Fig. 1 Project Location

Figure 2 Project Vicinity Map



Regulatory Setting

This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources, to which the proposed project should adhere before and during implementation.

State

California Environmental Quality Act

CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1) or tribal cultural resources (PRC Section 21074[a][1][A]-[B]). A historical resource is a resource listed, or determined to be eligible for listing in the California Register of Historical Resources (CRHR); a resource included in a local register of historical resources; or an object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be *historically significant* (State CEQA Guidelines, Section 15064.5[a][1-3]).

A resource shall be considered *historically significant* if it meets any of the following criteria:

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

Generally, a cultural resource must be at least 50 years of age to be considered for listing on the CRHR. Resources that have achieved significance within the past 50 years may also be eligible for inclusion in the CRHR, provided that enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource (Office of Historic Preservation n.d.:3).

If it can be demonstrated that a project will cause damage to a *unique archaeological resource*, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a], [b]).

PRC Section 21083.2(g) defines a *unique archaeological resource* as an artifact, object, or site about which it can be demonstrated clearly that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- 1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
- 2) Has a special and particular quality such as being the oldest of its type or the best available example of its type

- 3) Is directly associated with a scientifically recognized important prehistoric or historic event or person

Assembly Bill 52

California Assembly Bill 52 (AB 52) was enacted July 1, 2015; it expands CEQA by defining a new resource category called *tribal cultural resources* (TCR). AB 52 establishes “a project with an effect that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment” (PRC Section 21084.2). It further states the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a TCR, when feasible (PRC Section 21084.3).

PRC Section 21074(a)(1)(A) and (B) defines TCRs as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and meets either of the following criteria:

- 1) Listed or eligible for listing in the CRHR, or in a local register of historical resources, as defined in PRC Section 5020.1(k)
- 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe

AB 52 also establishes a formal consultation process for California tribes regarding TCRs. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those requesting notice of projects proposed within the jurisdiction of the lead agency. The consultation process for a project must take place prior to the adoption of a negative declaration or mitigation negative declaration or the certification of an environmental impact report.

Senate Bill 18

Enacted on March 1, 2005, Senate Bill 18 (SB18) (California Government Code Sections 65352.3 and 65352.4) requires cities and counties to notify and consult with California Native American tribal groups and individuals regarding proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places (sacred sites), prior to adopting or amending a General Plan or designating land as open space. Tribal groups or individuals have 90 days to request consultation following the initial contact.

Local

City of Moreno Valley

The city of Moreno Valley passed Ordinance No. 126, “Cultural Preservation” (ordinance) in 1987. The purpose of the ordinance is to “promote the public health, safety, and general welfare by providing for the preservation, identification, protection, enhancement, and perpetuation of existing improvements, buildings, structures, signs, objects, features, sites places, areas, districts, neighborhoods, streets and natural features having special cultural, historical, archaeological,

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architectural or community value in the City of Moreno Valley.” The ordinance includes the following definitions of a Landmark, Structure of Merit, and Preservation District.

Landmark: Any site including significant trees or other significant permanent landscaping located thereof, place, building, structure, street, improvement, natural feature or other object having a special historical, archaeological, paleontological, cultural, architectural or community value in the City and which has been designated a landmark pursuant to this title.

Structure of Merit: Structures of historical, archaeological, paleontological, cultural, architectural, community or aesthetic value which have not been designated landmarks but are deserving of recognition.

Preservation District: Any legally described geographic area having historical significance; special character for aesthetic value; serving an established neighborhood or community center; representing one or more architectural periods or styles typical in the history of the City; or constituting a distinct section of the City, and which has not been designated a preservation district by Board or by City Council on appeal.

Setting

The entire project site is located on Holocene alluvium consisting of unindurated and undissected alluvial sand, gravel, and clay of valley areas, which are covered with thick soil (Dibblee and Minch 2003). Topographically, the Badlands lie to the northeast, Mt. Russell to the southeast, Moreno Valley to the west, and Reche Canyon to the northwest. Elevations across the project site range from 1710 to 1751 above mean sea level with ground surface within the project site sloping in a southeasterly direction. Drainage within the area generally flows in a southerly direction toward Moreno Valley, though most of the drainage in the vicinity of project site has been channelized. Vegetation across undeveloped portions of the project site is limited to non-native weeds and grasses with isolated tamarisk (*Tamarix chinensis*) and pepper (*Schinus molle*) trees

Prehistoric Setting

During the 20th century, many archaeologists developed chronological sequences to explain prehistoric cultural changes in all or portions of southern California (c.f., Jones and Klar 2007; Moratto 1984). Wallace (1955, 1978) devised a prehistoric chronology for the southern California region based on early studies and focused on data synthesis that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Though initially lacking the chronological precision of absolute dates (Moratto 1984: 159), Wallace's (1955) synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades (Byrd and Raab 2007: 217; Koerper and Drover 1983; Koerper et al. 2002; Mason and Peterson 1994). The composite prehistoric chronological sequence for southern California is based on Wallace (1955), Warren (1968), and later studies including Koerper and Drover (1983).

Early Man Horizon (10,000 – 6000 BCE)

Numerous pre-8000 BCE sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Erlandson 1991; Johnson et al. 2002; Jones and Klar 2007; Moratto 1984; Rick et al. 2001: 609). The Arlington Springs site on Santa Rosa Island produced human femurs dated to approximately 13,000 years ago (Arnold et al. 2004; Johnson et al. 2002). On nearby San Miguel Island, human occupation at Daisy Cave (SMI-261) has been dated to nearly 13,000 years ago and included basketry greater than 12,000 years old, the earliest on the Pacific Coast (Arnold et al. 2004).

Although few Clovis- or Folsom-style fluted points have been found in southern California (e.g., Dillon 2002; Erlandson et al. 1987), Early Man Horizon sites are associated generally with a greater emphasis on hunting than later horizons. Recent data indicate that the Early Man economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas (e.g., Jones et al. 2002) and on inland Pleistocene lakeshores (Moratto 1984). A warm and dry 3,000-year period called the Altithermal began around 6000 BCE. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game.

Milling Stone Horizon (6000 – 3000 BCE)

The Milling Stone Horizon is defined as “marked by extensive use of milling stones and mullers, a general lack of well-made projectile points, and burials with rock cairns” (Wallace 1955: 219). The dominance of such artifact types indicates a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources were consumed including small and large terrestrial mammals, sea mammals, birds, shellfish and other littoral and estuarine species, near-shore fishes, yucca, agave, and seeds and other plant products (Kowta 1969; Reinman 1964). Variability in artifact collections over time and from the coast to inland sites indicates that Milling Stone Horizon subsistence strategies adapted to environmental conditions (Byrd and Raab 2007: 220). Locally available tool stone dominates lithic artifacts associated with Milling Stone Horizon sites; ground stone tools, such as manos and metates, and chopping, scraping, and cutting tools, are common. Kowta (1969) attributes the presence of numerous scraper-plane tools in Milling Stone Horizon collections to the processing of agave or yucca for food or fiber. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978; Warren 1968).

Two types of artifacts that are considered diagnostic of the Milling Stone period are the cogged stone and discoidal, most of which have been found on sites dating between 4,000 and 1,000 BCE (Moratto 1984: 149), though possibly as far back as 5,500 BCE (Couch et al. 2009). The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown, but many scholars have postulated ritualistic or ceremonial uses (c.f., Dixon 1968: 64-65; Eberhart 1961: 367) based on the materials used and their location near to burials and other established ceremonial artifacts as compared to typical habitation debris. Similar to cogged stones, discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals were often buried purposefully, or “cached.” They are most common in sites along the coastal drainages from southern Ventura County southward and are particularly abundant at some Orange County sites, although a few specimens have been found inland as far east as Cajon Pass (Dixon 1968: 63; Moratto 1984: 149). Cogged stones have been collected in Riverside County and their distribution appears to center on the Santa Ana River basin (Eberhart 1961), within which the site lies.

Intermediate Horizon (3000 BCE – CE 500)

Wallace’s Intermediate Horizon dates from approximately 3000 BCE - CE 500 and is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. During the Intermediate Horizon, a noticeable trend occurred toward greater adaptation to local resources including a broad variety of fish, land mammal, and sea mammal remains along the coast. Tool kits for hunting, fishing, and processing food and materials reflect this increased diversity, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured.

Mortars and pestles became more common during this transitional period, gradually replacing manos and metates as the dominant milling equipment. Many archaeologists believe this change in milling stones signals a change from the processing and consuming of hard seed resources to the increasing reliance on acorn (c.f., Glassow et al. 1988; True 1993). Mortuary practices during the Intermediate typically included fully flexed burials oriented toward the north or west (Warren 1968: 2-3).

Late Prehistoric Horizon (CE 500 – Historic Contact)

During Wallace's (1955, 1978) Late Prehistoric Horizon the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. More classes of artifacts were observed during this period and high quality exotic lithic materials were used for small finely worked projectile points associated with the bow and arrow. Steatite containers were made for cooking and storage and an increased use of asphalt for waterproofing is noted. More artistic artifacts were recovered from Late Prehistoric sites and cremation became a common mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955: 223).

Warren (1968) attributes this dramatic change in material culture, burial practices, and subsistence focus to the westward migration of desert people he called the Takic, or Numic, Tradition in Los Angeles, Orange, and western Riverside counties. This Takic Tradition was formerly referred to as the "Shoshonean wedge" (Warren 1968), but this nomenclature is no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups (Heizer 1978: 5; Shipley 1978: 88, 90). The Takic expansion remains a major question in southern California prehistory and has been a matter of debate in archaeological and linguistic research. Linguistic, biological, and archaeological evidence supports the hypothesis that Takic peoples from the Southern San Joaquin Valley and/or western Mojave Desert entered southern California ca. 3,500 years ago to occupy the Los Angeles/Orange County area (Sutton 2009). Modern Gabrieleño/Tongva in western Riverside County are generally considered by archaeologists to be descendants of these prehistoric Uto-Aztecan, Takic-speaking populations that settled along the California coast during the Late Prehistoric Horizon. Sutton argues that surrounding Cupan groups (Serrano, Cahuilla, Cupeño, and Luiseño), were biologically Yuman peoples who were in the area prior to the Takic expansion but adopted Takic languages around 1,500 years ago.

Ethnographic Context

The project site is situated in an area near the boundaries of several Native American groups anthropologists documented in the early 20th century (e.g., Kroeber 1908). The historically identified territories occupied by the Cahuilla, Luiseño, Serrano, and Gabrieleño all exist within a 25-mile range of the project site. While these boundaries are based on interviews with informants and research in archives, such as the records of the Hispanic Catholic Missions in the region, it is likely that such boundaries were not static; rather, they were probably fluid and may have changed through time. Below are synopses of ethnographic data for each of the four Native American groups.

Cahuilla

The project site is situated in the vicinity historically occupied by a Native American group known as the Cahuilla, though near the boundary with the Juaneño and Luiseño (Bean 1978; Heizer 1978; Kroeber 1925). The term Cahuilla likely derived from the native word *káwiya*, meaning "master" or "boss" (Bean 1978: 575). Traditional Cahuilla ethnographic territory extended west to east from the present-day city of Riverside to the central portion of the Salton Sea in the Colorado Desert, and south to north from the San Jacinto Valley to the San Bernardino Mountains.

The Cahuilla, like their neighbors to west, the Luiseño and Juaneño, and the Cupeño to the south, are speakers of a Cupan language. The Cupan languages are part of the Takic linguistic subfamily of the Uto-Aztecan language family. Anthropologists posit that the Cahuilla migrated to southern

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California approximately 2,000 to 3,000 years ago, most likely from the southern Sierra Nevada mountain ranges of east-central California with other Takic speaking social groups (Moratto 1984: 559).

Cahuilla social organization was hierarchical and contained three primary levels (Bean 1978: 580). The highest level was the cultural nationality, encompassing everyone speaking a common language. The next level included the two patrimoieties of the Wildcats (tuktum) and the Coyotes ('istam). Every clan of the Cahuilla was in one or the other of these moieties. The lowest level consisted of the numerous political-ritual-corporate units called sibs, or a patrilineal clan (Bean 1978: 580).

Cahuilla villages were usually located in canyons or on alluvial fans near a source of accessible water. Each lineage group maintained their own houses (kish) and granaries, and constructed ramadas for work and cooking. Sweathouses and song houses (for non-religious music) were also often present. Each community also had a separate house for the lineage or clan leader. Ceremonial houses associated with clan leaders were where major religious ceremonies were held. Houses and ancillary structures were often spaced apart, and a "village" could extend over a mile or two. Each lineage had ownership rights to various resource collecting locations, "including food collecting, hunting, and other areas. Individuals also owned specific areas or resources, e.g., plant foods, hunting areas, mineral collecting places, or sacred spots used only by shamans, healers and the like" (Bean 1990:2).

The Cahuilla hunted a variety of game, including mountain sheep, cottontail, jackrabbit, mice, and wood rats, as well as predators such as mountain lion, coyote, wolf, bobcat, and fox. Various birds were consumed, including quail, duck, and dove, plus various types of reptiles, amphibians, and insects. The Cahuilla employed a wide variety of tools and implements to gather and collect food resources. For hunting, these included the bow and arrow, traps, nets, slings and blinds for hunting land mammals and birds, and nets for fishing. Rabbits and hares were commonly brought down by the throwing stick, but when communal hunts were organized, the Cahuilla often utilized clubs and very large nets to capture these animals.

Foodstuffs were processed using a variety of tools, including portable stone mortars, bedrock mortars and pestles, basket hopper mortars, manos and metates, bedrock grinding slicks, hammerstones and anvils, and many others. Food was consumed from a number of woven and carved wood vessels and pottery vessels. The ground meal and unprocessed hard seeds were stored in large finely woven baskets, and the unprocessed mesquite beans were stored in large granaries woven of willow branches and raised off the ground on platforms to keep it from vermin. The Cahuilla made pottery vessels and traded with the Yuman-speaking groups across the Colorado River and to the south.

The Cahuilla had adopted limited agricultural practices by the time Euro-Americans traveled into their territory. Bean has suggested that their "proto-agricultural techniques and a marginal agriculture" consisting of beans, squash and corn may have been adopted from the Colorado River groups to the east (Bean 1978: 578). Certainly by the time of the first Romero Expedition in 1823-24, the Cahuilla were observed growing corn, pumpkins, and beans in small gardens around springs near the town of Thermal in the Coachella Valley (Bean and Mason 1962: 104). The introduction of European plants, such as barley and other grain crops, suggest an interaction with the missions or local Mexican rancheros. Despite the increasing use and diversity of crops, no evidence indicates that small-scale agriculture was anything more than a supplement to Cahuilla subsistence, and it apparently did not alter social organization.

By 1819, several Spanish mission outposts, known as *asistencias*, were established near Cahuilla territory at San Bernardino and San Jacinto, including the asistencia near Redlands. Cahuilla interaction with Europeans at this time was not as intense as it was for native groups living along the coast, likely due to the local topography and lack of water that made the area less attractive to colonists. By the 1820s, European interaction increased as mission ranchos were established in the region and local Cahuilla were employed to work on them.

The Bradshaw Trail was established in 1862 and was the first major east-west stage and freight route through the Coachella Valley. Traversing the San Gorgonio Pass, the trail connected gold mines on the Colorado River with the coast. Bradshaw based his trail on the Cocomaricopa Trail, with maps and guidance provided by local Native Americans. Journals by early travelers along the Bradshaw Trail told of encountering Cahuilla villages and walk-in wells during their journey through the Coachella Valley. The continued influx of immigrants into the region introduced the Cahuilla to European diseases. The single worst recorded event was a smallpox epidemic that swept through Southern California in 1862-63, significantly reducing the Cahuilla population. By 1891, only 1,160 Cahuilla remained in what was left of their territory, down from an aboriginal population of 6,000–10,000 (Bean 1978: 583-584). By 1974, approximately 900 people claimed Cahuilla descent, most of whom resided on reservations.

Between 1875 and 1891, the United States established ten reservations for the Cahuilla in their traditional territory. These include the Agua Caliente, Augustine, Cabazon, Cahuilla, Los Coyotes, Morongo, Ramona, Santa Rosa, Soboba, and Torres-Martinez reservations (Bean 1978: 585). Other groups share four of the reservations, including the Chemehuevi, Cupeño, and Serrano.

Luisseño

The project site is located at the northern extent of the area traditionally occupied by the Luisseño, who inhabited the north half of San Diego County and western edge of Riverside County (Bean and Shipek 1978; Heizer 1978; Kroeber 1925). The term Luisseño was applied to the Native Americans managed by Mission San Luis Rey and later used for the Payomkawichum nation that lived in the area where the mission was founded (Mithun 2001: 539-540). Luisseño territory encompassed the drainages of the San Luis Rey River and the Santa Margarita River, covering numerous ecological zones (Bean and Shipek 1978).

Prior to European contact, the Luisseño lived in permanent, politically autonomous villages, ranging in size from 50-400 people, and associated seasonal camps. Each village controlled a larger resource territory and maintained ties to other villages through trade and social networks. Trespassing in another village's resource area was cause for war (Bean and Shipek 1978). Villages consisted of dome-shaped dwellings (*kish*), sweat lodges, and a ceremonial enclosure (*vamkech*). Leadership in the villages focused on the chief, or *Nota*, and a council of elders (*puuplem*). The chief controlled religious, economic, and war-related activities (Bean and Shipek 1978).

The Luisseño religion was focused on *Chinigchinich*, a mythological hero. Religious rituals took place in a brush enclosure that housed a representation of *Chinigchinich*. Ritual ceremonies included puberty initiation rites, burial and cremation ceremonies, hunting rituals, and peace rituals (Bean and Shipek 1978).

Luisseño subsistence focused on the acorn and was supplemented by gathering other plant resources, and shellfish, fishing, and hunting. Plant foods typically included pine nuts, seeds from various grasses, manzanita, sunflower, sage, chia, lemonade berry, prickly pear, and lamb's-quarter. Acorns were leached and served in various ways. Seeds were ground. Prey included deer, antelope,

rabbit, quail, ducks, and other birds. Fish were caught in rivers and creeks. Fish and sea mammals were taken from the shore or dugout canoes. Shellfish were collected from the shore and included abalone, turban, mussels, clams, scallops, and other species (Bean and Shipek 1978).

Serrano

The Serrano are another Native American group that occupied territory near the project site. The Serrano occupied an area in and around the San Bernardino Mountains between approximately 450 and 3,350 meters (1,500 to 11,000 feet) above mean sea level. Their territory extended west of the Cajon Pass, east past Twentynine Palms, north of Victorville, and south to Yucaipa Valley. The Serrano language is part of the Serran division of a branch of the Takic family of the Uto-Aztecan linguistic stock (Mithun 2006: 539, 543). The two Serran languages, Kitanemuk and Serrano, are closely related. Kitanemuk lands were northwest of Serrano lands. Serrano was spoken originally by a relatively small group located in the San Bernardino and Sierra Madre mountains, and the term “Serrano” has come to be ethnically defined as the name of the people in the San Bernardino Mountains (Kroeber 1925: 611). The Vanyume, who lived along the Mojave River and associated Mojave Desert areas and are also referred to as the Desert Serrano, spoke either a dialect of Serrano or a closely related language (Mithun 2001: 543). Year-round habitation tended to be located on the desert floor, at the base of the mountains, and up into the foothills, with all habitation areas requiring year-round water sources (Bean and Smith 1978; Kroeber 1908).

Most Serrano lived in small villages located near water sources (Bean and Smith 1978: 571). Houses measured 3.7 to 4.3 meters (12 to 14 feet) in diameter. They were domed and constructed of willow branches and tule thatching; they were occupied by a single, extended family. Many of the villages had a ceremonial house, used both as a religious center and as the residence of the lineage leaders. Additional structures in a village might include granaries and a large circular subterranean sweathouse. The sweathouses were typically built along streams or pools. A village was usually composed of at least two lineages. The Serrano were loosely organized along patrilineal lines and associated themselves with one of two exogamous moieties or “clans”—the Wahiyam (coyote) or the Tukum (wildcat) moiety.

The subsistence economy of the Serrano was one of hunting and collecting plant goods, with occasional fishing (Bean and Smith 1978: 571). They hunted large and small animals, including mountain sheep, deer, antelope, rabbits, small rodents, and various birds, particularly quail. Plant staples consisted of seeds; acorn nuts of the black oak; piñon nuts; bulbs and tubers; and shoots, blooms, and roots of various plants, including yucca, berries, barrel cacti, and mesquite. The Serrano used fire as a management tool to increase yields of specific plants, particularly chía.

Trade and exchange was an important aspect of the Serrano economy. Those living in the lower-elevation, desert floor villages traded foodstuffs with people living in the foothill villages who had access to a different variety of edible resources. In addition to inter-village trade, ritualized communal food procurement events, such as rabbit and deer hunts and piñon, acorn, and mesquite nut-gathering events, integrated the economy and helped distribute resources available in different ecozones.

Contact between Serrano and Europeans was minimal prior to the early 1800s. As early as 1790, however, Serrano began to be drawn into mission life (Bean and Vane 2002). More Serrano were relocated to Mission San Gabriel in 1811 after a failed indigenous attack on that mission. Most of the remaining western Serrano were moved to an asistencia built near Redlands in 1819 (Bean and Smith 1978: 573).

A smallpox epidemic in the 1860s killed many indigenous southern Californians, including many Serrano (Bean and Vane 2002). Oral history accounts of a massacre in the 1860s at Twentynine Palms may have been part of a larger American military campaign that lasted 32 days (Bean and Vane 2002: 10). Surviving Serrano sought shelter at Morongo with their Cahuilla neighbors; Morongo later became a reservation (Bean and Vane 2002). Other survivors followed the Serrano leader Santos Manuel down from the mountains and toward the valley floors and eventually settled what later became the San Manuel Band of Mission Indians Reservation, formally established in 1891.

In 2003, most Serrano lived either on the Morongo or San Manuel reservations (California Indian Assistance Program 2003). The Morongo Band of Mission Indians of the Morongo Reservation, established through presidential executive orders in 1877 and 1889, includes both Cahuilla and Serrano members. Established in 1891, the San Manuel Band of Mission Indians Reservation includes Serrano. Both Morongo and San Manuel are federally recognized tribes. People of both reservations participate in cultural programs to revitalize traditional languages, knowledge, and practices.

Gabrieleño

The project site is also located at the eastern edge of an area historically occupied by the Gabrieleño. Archaeological evidence points to the Gabrieleño arriving in the Los Angeles Basin sometime around 500 BCE; however, this has been a subject of debate. Many contemporary Gabrieleño identify themselves as descendants of the indigenous people living across the plains of the Los Angeles Basin and use the native term Tongva (King 1994). This term is used in the remainder of this section to refer to the pre-contact inhabitants of the Los Angeles Basin and their descendants. Surrounding native groups included the Chumash and Tataviam to the northwest, the Serrano and Cahuilla to the northeast, and the Juaneño and Luiseño to the southeast.

The name “Gabrieleño” denotes those people who were administered by the Spanish from the San Gabriel Mission, which included people from the Gabrieleño area proper as well as other social groups (Bean and Smith 1978: 538; Kroeber 1925: Plate 57). Therefore, in the post-Contact period, the name does not necessarily identify a specific ethnic or tribal group. The names by which Native Americans in southern California identified themselves have, for the most part, been lost. Many modern Gabrieleño identify themselves as descendants of the indigenous people living across the plains of the Los Angeles Basin and refer to themselves as the Tongva (King 1994: 12). This term is used in the remainder of this section to refer to the pre-Contact inhabitants of the Los Angeles Basin and their descendants.

Tongva lands encompassed the greater Los Angeles Basin and three Channel Islands, San Clemente, San Nicolas, and Santa Catalina. The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean. A total tribal population has been estimated of at least 5,000 (Bean and Smith 1978: 540), but recent ethnohistoric work suggests a number approaching 10,000 (O’Neil 2002). Houses constructed by the Tongva were large, circular, domed structures made of willow poles thatched with tule that could hold up to 50 people (Bean and Smith 1978). Other structures served as sweathouses, menstrual huts, ceremonial enclosures, and probably communal granaries. Cleared fields for races and games, such as lacrosse and pole throwing, were created adjacent to Tongva villages (McCawley 1996: 27). Archaeological sites composed of villages with various sized structures have been identified.

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the tribe exploited mountains, foothills, valleys, deserts, riparian, estuarine, and open and rocky coastal eco-niches. Like that of most native Californians, acorns were the staple food (an established industry by the time of the early Intermediate Period). Acorns were supplemented by the roots, leaves, seeds, and fruits of a wide variety of flora (e.g., islay, cactus, yucca, sages, and agave). Fresh water and saltwater fish, shellfish, birds, reptiles, and insects, as well as large and small mammals, were also consumed (Bean and Smith 1978: 546; Kroeber 1925: 631–632; McCawley 1996: 119–123, 128–131).

A wide variety of tools and implements were used by the Tongva to gather and collect food resources. These included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Groups residing near the ocean used oceangoing plank canoes and tule balsa canoes for fishing, travel, and trade between the mainland and the Channel Islands (McCawley 1996: 7). Tongva people processed food with a variety of tools, including hammerstones and anvils, mortars and pestles, manos and metates, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Food was consumed from a variety of vessels. Catalina Island steatite was used to make ollas and cooking vessels (Blackburn 1963, Kroeber 1925: 629, McCawley 1996: 129–138).

At the time of Spanish contact, the basis of Tongva religious life was the Chinigchinich cult, centered on the last of a series of heroic mythological figures. Chinigchinich gave instruction on laws and institutions, and taught the people how to dance, the primary religious act for this society. He later withdrew into heaven, where he rewarded the faithful and punished those who disobeyed his laws (Kroeber 1925: 637–638). The Chinigchinich religion seems to have been relatively new when the Spanish arrived. It was spreading south into the Southern Takic groups even as Christian missions were being built and may represent a mixture of native and Christian belief and practices (McCawley 1996: 143–144).

Deceased Tongva were either buried or cremated, with inhumation more common on the Channel Islands and the neighboring mainland coast and cremation predominating on the remainder of the coast and in the interior (Harrington 1942; McCawley 1996: 157). At the behest of the Spanish missionaries, cremation essentially ceased during the post-Contact period (McCawley 1996: 157).

History

The post-contact history of California is generally divided into three time spans: the Spanish period (1769 – 1821), the Mexican period (1821 – 1848), and the American period (1848 – present). Each of these periods is briefly described below.

Spanish Period (1769 – 1821)

Spanish exploration of what was then known as Alta (upper) California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the Alta California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968, Rolle 2003). Spanish entry into what was to become Riverside County did not occur until 1774 when Juan Bautista de Anza led an expedition from Sonora, Mexico to Monterey in northern California (Lech 1998).

In 1769, Gaspar de Portolá and Franciscan Father Junipero Serra established the first Spanish settlement at Mission San Diego de Alcalá. This was the first of 21 missions erected by the Spanish between 1769 and 1823. The establishment of the missions marks the first sustained occupation of Alta California by the Spanish. In addition to the missions, four presidios and three pueblos (towns) were established throughout the state (State Lands Commission 1982). In 1819, an asistencia was established near present-day Redlands to serve as an outpost for cattle grazing activities carried out by Mission San Gabriel's Rancho San Bernardino (San Bernardino County 2017). Around the same time, Native Americans living at the asistencia were directed to dig a zanja (irrigation ditch) to serve the asistencia and surrounding area.

During this period, Spain also deeded ranchos to prominent citizens and soldiers, though very few in comparison to the subsequent Mexican Period. To manage and expand their herds of cattle on these large ranchos, colonists enlisted the labor of the surrounding Native American population (Engelhardt 1927a). The missions were responsible for administering to the local Indians as well as converting the population to Christianity (Engelhardt 1927b). The influx of European settlers brought the local Native American population in contact with European diseases which they had no immunity against, resulting in catastrophic reduction in native populations throughout the state (McCawley 1996).

Mexican Period (1821 – 1848)

The Mexican Period commenced when news of the success of the Mexican War of Independence (1810-1821) reached California in 1822. This period saw the federalization of mission lands in California with the passage of the Secularization Act of 1833. This Act enabled Mexican governors in California to distribute former mission lands to individuals in the form land grants. Successive Mexican governors made more than 700 land grants between 1822 and 1846, putting most of the state's lands into private ownership for the first time. About 15 land grants (ranchos) were located in Riverside County. The project area is situated in what was once Rancho San Jacinto, which included much of the San Jacinto Plains that stretched from Box Springs to the San Jacinto Mountains and between the Badlands and Temecula (Shumway 2007).

American Period (1848 – Present)

The American Period officially began with the signing of the Treaty of Guadalupe Hidalgo in 1848, in which the United States agreed to pay Mexico \$15 million for ceded territory, including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming, and pay an additional \$3.25 million to settle American citizens claims against Mexico. Settlement of southern California increased dramatically in the early American Period. Many ranchos in the county were sold or otherwise acquired by Americans, and most were subdivided into agricultural parcels or towns.

The discovery of gold in northern California in 1848 led to the California Gold Rush, despite the first California gold being previously discovered in southern California at Placerita Canyon in 1842 (Guinn 1977; Workman 1935: 26). Southern California remained dominated by cattle ranches in the early American period, though droughts and increasing population resulted in farming and more urban professions supplanting ranching through the late nineteenth century. In 1850, California was admitted into the United States and by 1853, the population of California exceeded 300,000.

Local History

Throughout the second half of the 19th century, migration throughout the state increased, in particular following completion of the transcontinental railroad in 1869. In 1893, Riverside County was created from portions of San Bernardino and San Diego Counties. Early settlers to the Moreno Valley area were engaged in dry farming, as a reliable water source had not yet been secured.

Following his success in the establishment of and provision of reliable water to the community of Redlands, Frank E. Brown progressed to similar successes in Alessandro, Perris, and Moreno. In 1890, he founded the Bear Valley and Alessandro Development Company and recorded the first subdivision of the area. "Map No. 1" divided roughly 21,440-acres into ten-acre farm plots, with the 280-acre townsite of Moreno located at the intersection of Redlands and Alessandro Boulevard. This initial subdivision included the project site (Block No. 54; Lot/Parcel No. 1-8). In the same year and also with heavy involvement from Brown, the Alessandro Irrigation District was established, and construction began on an intricate series of pipelines to bring water to the valley (Lech 2004).

The arrival of water, via the Moreno Tunnel, in Moreno in 1891 led to increased investment in the area's agricultural economy. Following this development, large-scale fruit and citrus farms were established in the area. This development provided only a temporary boom, as lawsuits over water rights led to a loss of water delivery in the Moreno Valley in 1899. As a result, the valley's population greatly decreased. Some moved their homes to the city of Riverside; those that remained engaged in the dry farming of hay, grain, and grapes. Public and private wells were eventually produced and by 1912 the Moreno Mutual Water Company had identified a reliable source of water. As a result, the area's population again increased, and the area resumed citrus production along with much of Riverside County (Holmes 1912).

Originally established as Alessandro Flying Training Field in 1918, March Field was constructed in the Moreno Valley as the country anticipated entry into World War I. While March Field closed briefly in the 1920, it reopened in 1927 and eventually expanded to encompass 7,000-acres. March Field has played a key role in providing skilled crews for many international conflicts and remains in operation as a reserve base today (*Riverside Magazine* 2019). The founding and lasting presence of March Field has contributed to the expansion of the Moreno Valley, as amenities for those stationed there has remained a necessity since its founding.

Through the 1970's the Moreno Valley experienced steady growth. As residential development increased, so too did recreational amenities. The Riverside International Raceway and the Lake Perris Recreation Area were established in 1953 and 1973 respectively. The valley experienced a boom in the 1980s; the decade saw the population increase two-fold (from roughly 19,000 to almost 50,000). While votes for incorporation failed in 1968 and 1983, in 1984 the City of Moreno Valley was officially incorporated. The city has continued to expand in recent decades and today it is largely occupied by suburban development. In 2010, its population was estimated at 193,365 (U.S. Census Bureau 2010).

Background Research

Cultural Resources Records Search

On October 3, 2019, Rincon completed a records search of the California Historical Resources Information System at the Eastern Information Center (EIC) at University of California, Riverside. The records search encompassed the current project site, along with a 1.0-mile radius surrounding it. The purpose of the records search was to identify previously recorded cultural resources, as well as previously conducted cultural resources studies within the vicinity of the project site. As part of the records search effort, Rincon also reviewed the National Register of Historic Places (NRHP), the CRHR, California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determination of Eligibility list, and the California State Historic Resources Inventory. A summary of the records search results is included in Appendix A (Confidential).

Previous Cultural Resource Studies

The EIC records search identified eight previously conducted cultural resources studies within 1.0 mile of the project site; five of these studies included portions of the current project site (Table 1). Three of these studies (RI-05474, RI-07019, and RI-07035), which were all completed by Keller (2005a, 2005b, and 2005c), resulted in positive findings. A description of each study is provided below.

Table 1 Previously Conducted Cultural Resources Studies within 1.0 Mile of the Project Site

Report Number	Author(s)	Year	Title	Relationship to Project Site
RI-00414	Holcomb, Thomas	1978	<i>Environmental Impact Evaluation: Archaeological Assessment of Two Portions of Land in Moreno Valley, Riverside County, California</i>	Outside
RI-01822	Drover, Christopher E.	1984	<i>Environmental Impact Report: An Archaeological Assessment of the Pettit Hill Specific Plan</i>	Outside
RI-02172	Drover, Christopher E.	1990	<i>Environmental Impact Evaluation: Highway 60 Corridor Study, Moreno Valley, Riverside County, California</i>	Within
RI-05474	Keller, Jean A.	2005	<i>A Phase I Cultural Resources Assessment of Tentative Tract Map 33901, +/- 17.95 Acres of Land in Moreno Valley, Riverside County, California</i>	Within
RI-07019	Keller, Jean A.	2005	<i>A Phase I Cultural Resources Assessment of Moval 36.75, APN 477-110-001, 002, 010, 011, +/- 36.75 Acres of Land in the City of Moreno Valley</i>	Within

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Report Number	Author(s)	Year	Title	Relationship to Project Site
RI-07035	Keller, Jean A.	2005	<i>A Phase II Historical Resources Investigation of Structures Located within Tentative Tract Map 33901</i>	Within
RI-08242	McKenna, Jeanette A.	2008	<i>A Phase I Cultural Resources Survey of Two Alternative Moreno Valley Unified School District Sites, City of Moreno Valley, Riverside County, California</i>	Outside
RI-08802	Tang, Bai, Michael Hogan, Deirdre Encarnacion, and Daniel Ballester	2012	<i>Phase I Archaeological Assessment: Moreno Master Drainage Plan Revision</i>	Within

Source: Eastern Information Center 2019

RI-05474

Keller (2005a) conducted a pedestrian survey of roughly 18 acres that encompasses the northeast quarter of the current project site. The RI-05474 study observed seven buildings, four of which were identified as historic in age. No archaeological sites were identified as a result of the cultural resource assessment. Keller (2005a:30) recommended that a focused Phase II Historical Resources Investigation be conducted to determine whether any of the historic-era buildings on the property meet the eligibility requirements for listing on the CRHR.

RI-07019

Keller (2005b) performed a survey of approximately 36 acres of land that encompasses the western half of the current project site. The RI-07019 study identified the remains of historic-era archaeological site that consisted of building foundations, a water conveyance system, and a small number of associated artifacts. Keller (2005b:31) recommended that a focused Phase II Historical Resources Investigation be conducted to determine whether the recorded historical archaeological remains on the property meet the eligibility requirements for listing on the CRHR.

RI-07035

The third cultural resource study (RI-07035) completed by Keller (2005c) involved a Phase II Historical Resources Investigation of the buildings located in the northeast quarter of the current project site. As part of the study, four of the structures were formally documented and archival research was conducted of the property. Results of the Phase II investigation indicate that none of the buildings meet the criteria to be considered historical resources under CEQA.

Previously Recorded Cultural Resources

The records search identified 41 previously recorded cultural resources within a 1.0-mile radius of the project site (

Table 2). These resources include 14 prehistoric sites, 2 prehistoric isolated finds, 8 historic-era archaeological sites, 16 historic-era built-environment resources, and 1 multi-component site. The prehistoric sites, most of which represent bedrock milling features, cluster at the base of a set of unnamed hills located approximately 0.3 mile southwest of the project site. The majority of the

historic- era built-environment resources are associated with the Kerr Ranch District situated northeast of the current project site. One historic-period archaeological site (P-33-015796) was identified within the project site. A description of this resource is provided below.

Table 2 Previously Recorded Resources within 1.0 Mile of the Project Site

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR/Local Register Status	Relationship to Project Site
P-33-002863	CA-RIV-002863	Prehistoric site	Bedrock milling feature	1984 (C.E. Drover); 2017 (H. Murphy, K. Stankowski, R. Bolger, M. Jorgensen, D. Faith, Tierra Environmental Services, Inc.)	Unknown	Outside
P-33-002864	CA-RIV-002864	Prehistoric site	Bedrock milling feature	1984 (C.E. Drover)	Unknown	Outside
P-33-002865	CA-RIV-002865	Prehistoric site	Bedrock milling feature	1984 (C.E. Drover); 2017 (H. Murphy, K. Stankowski, M. Jorgensen, D. Faith, Tierra Environmental Services, Inc.)	Unknown	Outside
P-33-002866	CA-RIV-002866	Prehistoric site	Bedrock milling feature	1984 (C.E. Drover)	Unknown	Outside
P-33-003232	CA-RIV-003232	Prehistoric site	Bedrock milling feature	1987 (D. Pinto, Archaeological Research Unit, UC Riverside, CA.)	Unknown	Outside
P-33-004286	CA-RIV-004286	Historic site	Burial feature	1979 (M.A. Brown)	Unknown	Outside
P-33-013710	-	Historic site	Burial feature	1979 (M.A. Brown)	Unknown	Outside
P-33-014952	CA-RIV-007951	Historic site	Irrigation System	2006 (Cary D. Cotterman, ECORP Consulting, Inc.)	Unknown	Outside
P-33-015147	CA-RIV-008056	Prehistoric site	Bedrock milling feature	2006 (Moslak, Ken, ASM Affiliates, Inc.); 2017 (H. Murphy, K. Stankowski, M. Jorgensen, D. Faith, Tierra Environmental Services)	Unknown	Outside

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Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR/Local Register Status	Relationship to Project Site
P-33-015148	-	Prehistoric site	Bedrock milling feature	2006 (Moslak, Ken, ASM Affiliates, Inc.)	Unknown	Outside
P-33-015149	-	Prehistoric site	Bedrock milling feature	2006 (Moslak, Ken, ASM Affiliates, Inc.)	Unknown	Outside
P-33-015150	-	Prehistoric site	Bedrock milling feature	2006 (Moslak, Ken, ASM Affiliates, Inc.)	Unknown	Outside
P-33-015436	-	Historic built-environment resource	Building	2006 (Ahmet, Koral, ECORP Consulting, Inc.)	Unknown	Outside
P-33-015796	-	Historic site	Residential Complex	2006 (Jeanette A. McKenna, McKenna et al.)	Not Evaluated	Within
P-33-016655	-	Historic built-environment resource	Residential Complex: Kerr Stock Farm	2005 (Wills, C. and S. Williams, Michael Brandman Associates)	Eligible for NRHP, CRHR, or local designation	Outside
P-33-016656	-	Historic built-environment resource	Structure: Kerr Ranch District Component	2005 (Wills, C. and S. Williams, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-016657	-	Historic built-environment resource	Kerr Ranch District Component	2005 (Wills, C. and S. Williams, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-016658	-	Historic built-environment resource	Kerr Ranch District Component	2005 (Wills, C. and S. Williams, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-016659	-	Historic built-environment resource	Kerr Ranch District Component	2005 (Wills, C. and S. Williams, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-016660	-	Historic built-environment resource	Kerr Ranch District Component	2005 (Wills, C. and S. Williams, Michael Brandman Assoc.)	Not Evaluated	Outside

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR/Local Register Status	Relationship to Project Site
P-33-016662	-	Historic built-environment resource	Kerr Ranch District Component	2005 (Wills, C. and S. Williams, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-016663	-	Historic built-environment resource	Kerr Ranch District Component	2005 (Wills, C. and S. Williams, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-016664	-	Historic built-environment resource	Kerr Ranch District Component	2005 (Wills, C. and S. Williams, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-016666	-	Historic built-environment resource	Kerr Ranch District Component	2005 (Wills, C. and S. Williams, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-016667	-	Historic built-environment resource	Kerr Ranch District Component	2005 (Wills, C. and S. Williams, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-016668	-	Historic built-environment resource	Kerr Ranch District Component	2005 (Wills, C. and S. Williams, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-016670	-	Historic built-environment resource	Kerr Ranch District Component	2005 (Wills, C. and S. Williams, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-016671	-	Historic built-environment resource	Kerr Ranch District Component	2005 (Wills, C. and S. Williams, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-019873	-	Prehistoric isolate	Ground stone metate	2010 (M. Dice, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-019874	-	Prehistoric isolate	Tertiary flake	2010 (M. Dice, Michael Brandman Assoc.)	Not Evaluated	Outside
P-33-028080	CA-RIV-012677	Prehistoric Site	Bedrock milling feature	2017 (H. Murphy, K. Stankowski, M. Jorgensen & D. Faith, Tierra Environmental Services, Inc.)	Not Evaluated	Outside

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Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR/ Local Register Status	Relationship to Project Site
P-33-028081	CA-RIV-012678	Historic Structure	Fence line	2017 (H. Murphy, K. Stankowski, R. Bolger, M. Jorgensen & D. Faith, Tierra Environmental Services, Inc.)	Not Evaluated	Outside
P-33-028082	CA-RIV-012679	Prehistoric Site	Possible rock shelter	2017 (H. Murphy, Tierra Environmental Services, Inc.)	Not Evaluated	Outside
P-33-028083	CA-RIV-012680	Prehistoric Site	Bedrock milling feature	2017 (H. Murphy, K. Stankowski, R. Bolger, M. Jorgensen & D. Faith, Environmental Services, Inc.)	Not Evaluated	Outside
P-33-028084	CA-RIV-012681	Prehistoric Site	Possible bedrock milling feature	2017 (H. Murphy, K. Stankowski, M. Jorgensen & D. Faith, Tierra Environmental Services, Inc.)	Not Evaluated	Outside
P-33-028085	CA-RIV-012682	Prehistoric Site	Bedrock milling feature	2017 (H. Murphy, K. Stankowski, M. Jorgensen, and D. Faith, Tierra Environmental Services, Inc.)	Not Evaluated	Outside
P-33-028163	CA-RIV-012706	Prehistoric & Historic Site	Historic-era refuse; isolated prehistoric lithic	2018 (P. de Barros, H. Murphy of Tierra Environmental)	Not Evaluated	Outside
P-33-028827		Historic Site	Concrete foundation	2017 (Kyle Garcia, ESA)	Ineligible	Outside
P-33-028828		Historic Site	Concrete foundation	2017 (Kyle Garcia, ESA)	Ineligible	Outside
P-33-028829		Historic Site	Concrete wall	2017 (Kyle Garcia, ESA)	Ineligible	Outside
P-33-028831		Historic Site	Foundations	2017 (Kyle Garcia, ESA)	Ineligible	Outside

Source: Eastern Information Center 2019

P-33-015796

This site consists of the remains of a historic-period residential complex with surrounding fields. Although the site was first identified by Keller (2005b), it was formally documented by McKenna (2006) as part of a Phase I survey for the proposed Moreno Valley Unified School District High School #5 Project. The site encompasses a 70-acre area that includes the remnants of a residential complex located at its center. The complex consists of a partial concrete foundation with associated building debris, remnants of a red-brick trough, and pepper and eucalyptus trees. An irrigation valve and channel lie along the eastern boundary of the site adjacent to Redlands Boulevard. Archival research conducted by McKenna (2006) suggests that the residential complex was present by at least 1929 with use of the area continuing until the 1950s. No evidence was found during the record search to indicate that McKenna (2006) evaluated P-33-015796 for listing on the CRHR.

Native American Outreach

Rincon contacted the Native American Heritage Commission (NAHC) on October 2, 2019 to request a Sacred Lands File search of the APE and a 1.0-mile radius surrounding it. As part of this request, Rincon asked the NAHC to provide a list of Native American groups and/or individuals culturally affiliated with the area who may have knowledge of cultural resources within the project site. The NAHC responded on October 16, 2019, stating the results of the Sacred Lands File search were negative (see Appendix B). The NAHC also provided a list of 27 Native American contacts who may have knowledge of cultural resources of Native American origin at the project site. Rincon prepared and mailed letters to each of these groups on October 15 and 16, 2019. An example of the letter sent to the Native American contacts is in Appendix B.

Rincon followed up with the Native American contacts who had not yet replied on November 4 and 7, 2019. This outreach effort resulted in 11 responses. A summary of each response follows. A copy of all non-confidential Native American correspondence, including a summary table, is provided in Appendix B.

On October 17, 2019, Jessica Mauck, Cultural Resources Analyst for the San Manual Band of Mission Indians (SMBMI), sent an email to Rincon staff. Ms. Mauck noted that the SMBMI had no information to provide to Rincon. She noted that the SMBMI had no concerns about the project.

On October 25, 2019, Cheryl Madrigal of the Rincon Band of Luiseño Indians emailed and stated that the project site is within their area of interest; Ms. Madrigal noted that the Rincon Band does not have any knowledge of cultural resources within or near the proposed project area. She recommended that an archaeological record search be conducted and be provided to the Rincon Band.

On October 28, 2019, Travis Armstrong, Tribal Historic Preservation Officer for the Morongo Band of Mission Indians, responded stating the tribe does not have additional comments to provide but may provide other information to the lead agency during the AB 52 consultation process.

On November 4, 2019, Ms. Estrada of the Santa Rosa Band of Cahuilla Indians stated that she had no cultural resource concerns in the area of the project.

On November 4, 2019, Mr. Esparanza of the Cahuilla Band of Indians responded via email and stated the Tribe has received and reviewed the proposed project. He stated that that Tribe does not have knowledge of any cultural resources within or near the project area. Although this project is outside the Cahuilla reservation boundary it is within the Cahuilla traditional land use area. Therefore, the

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Tribe does have interest in this project. They request that tribal monitors from Cahuilla be present during all ground disturbing activities and to be notified of all updates with the project moving forward.

In a telephone call on November 4, 2019, Mark Cochrane of the Serrano Nation of Mission Indians stated that he did not have any particular concerns about the project but would like to be notified if any artifacts or human remains are identified within the course of project implementation.

In a telephone call on November 4, 2019, Michael Mirelez of the Torres-Martinez Desert Cahuilla stated that the tribe would defer to Soboba Band of Luiseno Indians for projects in Moreno Valley.

On November 5, 2019, Rincon received a call from Mr. Nelson of the Sycuan Band of the Kumeyaay Nation. He requested that a monitor from the Sycuan Band of the Kumeyaay Nation be present if ground disturbance is to take place. He did not provide any information on Native American resources within the project vicinity.

On November 5, 2019, Rincon received a call from Dave Toler of the San Pasqual Band of Diegueno Mission Indians. He asked for a summary of the records search and survey results. Based on the summary, he stated he had no concerns about the project. However, he requested that the tribe be notified if any artifacts over 2,000 years of are identified during project implementation.

On November 7, 2019, Rincon staff discussed the project with Donna Yocum of the San Fernando Band of Mission Indians. She stated that in Riverside County, the San Fernando Band of Mission Indians defers to the San Manuel Band of Mission Indians.

On November 8, 2019, Rincon received a response from Ray Turran of the Viejas Band of Kumeyaay Indians. Mr. Turran expressed that the Kumeyaay are unaware of any cultural resources in the area of the proposed project. He stated that Kumeyaay concerns generally do not extend beyond San Diego County.

Historic Map and Aerial Imagery Review

A review of historical maps and aerial photographs indicates by 1954, the eastern half of the project site is under cultivation with five buildings on the property (NETRonline 2019). Three of these buildings are located adjacent to Redlands Boulevard, with single structures also depicted in the central and northern portions of the project site. A road is shown running from Quincy Avenue through the western portion of the project site for approximately 0.12 mile before turning north and then continuing east along the northern boundary of the property. By 1966, most of the project site is under cultivation with both row crops and orchards present. All the buildings depicted on the earlier topographic map are still present in 1966. By 1978, the building located in the central portion of the project site is no longer extant. Additional buildings have been constructed at the time along the northern and southeastern portions of the property; the remainder of the project site is being used for agricultural purposes. Between 1978 and 1996, some of the northern buildings are demolished and the orchard has been removed. The project site appears to remain largely unchanged between 1978 and 1996 with the exception of the nursery, which has been established within the southeastern portion of the project site. The houses in the northern portion of the property are demolished between 2014 and 2016. By 2016, the only remaining present within the project site lie in the southeast corner of the property.

Field Survey and Findings

Methods

Rincon Staff Dustin Keeler, Alexandra Madsen, and Alondra Garcia completed field surveys of the project site on October 2 and 4, 2019. A pedestrian survey was conducted for all undeveloped portions of the property. The archaeologists walked a series of transects spaced approximately 15 meters apart and examined all exposed ground surfaces for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock), ecofacts (marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics). Ground disturbances such as burrows and drainages were also visually inspected for evidence of buried cultural materials.

During the field survey, the mapped locations of the residential complex and irrigation features associated with P-33-015796 were revisited. The current condition of the archaeological remains was documented and photographed. Copies of these notes and photographs are on file at the Rincon Consultants Los Angeles office.

The southeast corner of the project site contained the Adam Hall's Plant Nursery. Rincon documented the historic-era buildings and features on the property as part of the field work effort. The overall condition and integrity of the buildings and their associated features were noted and potential character-defining features were identified and recorded.

Findings

Results of the field survey indicate that with the exception of the southeastern corner of the property, which contains the Adam Hall's Plant Nursery, most of the project site is undeveloped. Ground visibility across the project site was variable. Although some areas had been recently disked and exhibited excellent visibility (more than 90 percent) (Figure 3), other areas were covered with non-native grasses and small scrubs (Figure 4). Ground visibility in these latter areas was poor to moderate (30 to 50 percent). Poor visibility (less than 30 percent) was also observed in the developed portion of the project site as buildings, structures, and landscaping obscured large portions of the ground surface. An examination of areas of exposed ground surface indicates native sediments throughout the project site consist of a moderately consolidated, light brown sandy silt. Surficial sediments throughout the project have been disturbed by agricultural activities.

The surveys documented two historic-period cultural resources within the project site. These resources include the archaeological remains of a residential complex (P-33-015796) and the buildings and structures associated with the Adam Hall's Plant Nursery. No prehistoric cultural resources were identified during the current survey. Descriptions of the two historic period cultural resources, along with significant evaluations, are provided below. Department of Parks and Recreation (DPR) 523 forms are included in Appendix C.

Figure 3 Overview of Disked Area of Project Site (Facing Southwest)



Figure 4 Overview of Fallow Area of Project Site (Facing Southeast)



P-33-015796

RESOURCE DESCRIPTION

P-33-015796 consists of the remains of a residential complex located in the approximate center of the project site. The complex consists of two concrete foundations with associated building debris, a brick-lined trough, an irrigation system, and several trees. The northern foundation measure 22 feet (east-west) by 12 feet (north-south) and is covered by the wood beam and plank remains of a roof (Figure 5). The southern foundation measures 28 feet by 28 feet. An approximately 3-foot-wide red brick trough located 30 feet south of the southern foundation; the feature measures approximately 60 feet in length (Figure 6). Three large tamarisk and pepper trees are found west and south of the building foundations. Concentrations of construction debris, primarily consisting of wood planks, concrete chunks, and brick fragments, are scattered around the edge of the residential complex. Little evidence was found to suggest subsurface cultural deposits (e.g., privies or trash pits) were associated with the structural remains.

The irrigation system lies southeast of the foundations and consists of two concrete standpipes and a partially buried concrete pipe. One of the standpipes lies at the eastern end of the brick-lined trough (Figure 7). The vertically positioned concrete standpipes measure 2 to 3 feet in height. The semi-subterranean concrete pipe runs east from one of the standpipe for approximately 525 feet.

Rincon identified no evidence of the historic-period irrigation channel recorded in 2006 along the eastern edge of the site adjacent to Redlands Boulevard. It is likely that the irrigation channel was removed during the construction of a concrete and cobble-lined drainage channel, which runs along portions of the project site. Concrete fragments, which may represent the remains of the irrigation valve, were documented at corner of Eucalyptus Avenue and Redlands Boulevard.

Archival research conducted of the project property indicates that land containing P-33-015796 was patented by Gustave Make (or Mahe) in 1870 (Accession No. CACAAA 082206) (Bureau of Land Management 1870). In addition to this property, Make also acquired at least 50 other patents in the area totaling 1,399,536 acres. Make's acquisition appears to have been speculative in nature, as he immediately began subdividing and selling parcels for homestead development (Lech 2004). By 1890, large portions of Make's former property had been subdivided by the Bear Valley and Alessandro Development Company, into roughly 10-acre farm plots. As depicted in Bear Valley and Alessandro Development Company's Map No. 1 (Taylor 1890), the subject site comprises Block 54, parcel/Lots 1 through 7.

Little information exists regarding the development of the property following its 1890 subdivision. The earliest available aerial photograph of the area, which dates to 1938, indicates use in an agricultural capacity with a combination of tree rows (potentially citrus, walnut, or olive) and row crops present on the property at this time. A north-south running road off Eucalyptus Boulevard provided access to the interior of the site where a small developed area was located in the approximate location of the remains of the residential complex (UCSB 1938). Personal communication with the Moreno Valley Historical Society indicates that the property may have historically been used as a turkey ranch (Deanna La Cava, personal Communication 2019).

Between the 1940s and 1960s, alterations to the site occurred with a degree of regularity. Some portions continued to be utilized for agriculture, occupied by tree or crop rows, while other areas were plowed or developed with additional buildings. Throughout this period, the eastern half of the site appears to have been utilized with a greater degree of intensity; buildings were progressively added, in particular on the eastern half of the site.

Figure 5 Building Foundations, View to Northwest



Figure 6 Brick-Lined Trough, View to East



Figure 7 Standpipe on Eastern End of Brick-Lined Trough, View to South

While the first few decades of the 20th century saw progressive development of the site, the latter half saw a decrease in its use. By 1996, a majority of the buildings that were previously extant on the site and all crop and tree rows had been removed. The buildings located within the site's residential complex appear to have been demolished by 1978 (Netronline 2019) Today the site includes no standing buildings.

RESOURCE EVALUATION

An evaluation of significance indicates that P-33-015796 does not meet the criteria for listing on the CRHR or as a City Landmark, Structure of Merit, or Preservation District. The archaeological features remaining on the subject property include two concrete foundations with associated wood building debris, a brick-lined trough, and an irrigation system. The research conducted for this study failed to definitively identify dates of construction for the building and structural remains. While aerials show development in the center of the property as early as 1938, it is not possible to determine if the recorded archaeological features date to the site's initial period of construction or are associated with later use, or a combination thereof. The site is not representative of any known or identifiable trend in the development of Moreno Valley and as such it does not appear to possess an association with events that have made a significant contribution to the City of Moreno Valley, the state, region, or nation. The site is therefore recommended ineligible for listing in the CRHR under Criterion 1.

The research conducted for this study failed to identify individuals definitively associated with the subject property during the historic period. Although Gustave Make was the initial owner of the property, he is not associated with the archaeological remains that comprise P-33-015796. The absence of associated individuals documented in the historical record suggests a lack of potentially significant individuals associated with the subject property. The subject property is therefore ineligible for listing in the CRHR under Criterion 2.

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The archaeological remains associated with P-33-015796 also do not appear to meet CRHR Criterion 3 for “distinctive characteristics of a type, period, and method of construction.” They do not exhibit any architectural or engineering merits. The building and irrigation system remnants are composed of common materials and are of standard design and construction, and not unlike many other buildings or water conveyance remains found in the region. As such, they do not appear to CRHR Criterion 3.

P-33-015796 does not appear to meet CRHR Criterion 4 for any potential to provide information important to the study of early 20th century agricultural developments. Archival investigations did not produce substantial information on the property and there is little potential for the site to yield important archaeological information on agricultural development of the region. In addition, little evidence was found during the field work to indicate that subsurface deposits are present on the site. Site recordation and archival research has exhausted the date potential of the site and it thus it does not meet the requirements for listing on the CRHR Criterion 4.

Finally, P-33-015796 is ineligible for listing as a City Landmark or Structure of Merit. It is not of special archaeological value to the City nor is it a geographic area having historical significance. Furthermore, it does not constitute a historic district, nor does it appear to contribute to any known or potential historic district.

Adam Hall's Plant Nursery

RESOURCE DESCRIPTION

Comprising the southeastern corner of the project site, the Adam Hall's Plant Nursery is a roughly 8.5-acre plant nursery comprised of four Riverside County Assessor's parcels (subject property). Characteristic of its function, the property is primarily unpaved with large sections dedicated to plant cultivation and five permanent buildings constructed between 1953 and 1966. A variety of shade and storage structures are scattered throughout; these non-permanent structures include shipping containers, hoop houses, and modular buildings. The five permanent buildings include three residences (Residences A, B and C) clustered in a roughly one-acre area in the northeastern corner of the property and two ancillary support structures (ancillary garage and small office space) located in the southeast.

Residence A is the northern-most of the three residences. It is a single-story roughly rectangular-planned building that does not embody any particular architectural style. The garage portion of the building is clad in horizontal wood paneling and the residential portion, which appears to be an addition, in stucco. The building features aluminum windows and is topped with an intersecting gabled roof covered in a combination of asphalt shingles and rolled roofing. The building appears in overall fair condition.

Residence B is located to the south of Residence A with a shared paved drive off Redlands Boulevard that separates the two buildings. Exhibiting no discernable architectural style, Residence B features a sprawling plan. The building has numerous alterations and additions, identifiable by the multiple roof forms including hipped, gabled, and shed, all clad in asphalt shingles. The building is clad in horizontal wood siding and features aluminum windows. It appears in fair condition, with some deteriorated materials.

Ground surfaces surrounding Residences A and B vary and include grassy, dirt, and paved areas. Landscaping around these buildings includes mature palm trees lining Redlands Boulevard and

scattered mature vegetation of various forms. The buildings are enclosed together by a chain link fence to the north, south and east and are unfenced at the west.

Residence C (Figure 8) is situated to the south of Residences A and B and is accessible via a paved drive off Redlands Boulevard. Also lacking a discernable architectural style, the building features a sprawling plan that includes an attached two-car garage. The residence appears to be significantly altered; it is topped with intersecting hipped and gabled roofs covered in asphalt shingles and is clad in stucco with vinyl windows. The primary entry, located on the east elevation, includes three steps leading to a sheltered stoop. In addition to the primary facade, the west and north elevations include multiple doors. The building appears in good condition and is surrounded with an abundance of mature vegetation

To the rear (west) of Residence C is a large developed outdoor space that includes an underground pool and barbeque area. Small ancillary buildings and structures, sheds and several small “tiki”-themed gazebos for example, are additionally located in this area. A combination of hardscaping and landscaping surround the developed outdoor area.

Located in the southeast of the property is a developed area that functions as the commercial center of the nursery operation (Figure 9). A double-sided wooden sign located adjacent to Redlands Boulevard is mounted roughly 350-feet north of the intersection at Redlands Boulevard and Encelia Avenue; it identifies the property as Adam Hall’s Plant Nursery. A large partially paved parking area is accessible from two dirt drives extending off Redlands Boulevard in this area. Two additional permanent historic-era buildings, described below, are located in this vicinity.

A single-story, rectangular-planned garage located immediately adjacent (to the west) to the parking area. The simple building is clad in stucco and exhibits minimal openings. A contemporary roll-up metal garage door occupies much of its north elevation. Topped with a gabled roof covered in asphalt shingles, it appears in poor condition with a visible sag in the roof ridge and deteriorated stucco.

A single-story, rectangular-planned office is located roughly 60-feet north of the garage. It features a prominent false-front composed of a stepped parapet, but otherwise lacks an identifiable architectural style. It is clad in a combination of stucco and metal paneling and, aside from the stepped parapet, exhibits a flat roof. The building features vinyl windows and a full-length covered porch which extends the primary elevation and provides access to the building entrance by a single centrally-placed door. It appears in fair condition.

RESOURCE HISTORY

The Bear Valley and Alessandro Development Company first subdivided the 21,440-acres surrounding the subject property into roughly ten-acre farm plots in 1890. The subject property represents Block No. 54; Lot/Parcel No. 8 of the Bear Valley and Alessandro Development Company’s Map No. 1 (Taylor 1890). Aerial imagery indicates that by 1938 the area surrounding the subject property was predominantly occupied with large agricultural plots; in that year, the subject property was lined entirely with tree rows (potentially citrus, walnut, or olive). A developed area, likely containing a house, was then-located in the southeast corner of the property (UCSB 1938).

By 1953, a majority of the tree rows that were previously extant had been removed; a few partial rows remained on the eastern portion of the property (UCSB 1953). Throughout the 1950s, 1960s, and 1970s, the subject property was further developed, as buildings and structures were progressively added. By 1966, there were at least 10 buildings clustered on the eastern portion of

Figure 8 Primary (East) Elevation of Residence C, View to the West



Figure 9 Overview of Adam Hall's Plant Nursery; View to the Northwest



the property and by 1978 many more had been added, primarily in the northeast. The five current buildings appear to have been constructed on the property between 1953 and 1966, during this period of progressive development (UCSB 1966). The property's use throughout this period is unverified; however, the removal of tree rows suggests that by 1953 it was no longer in use in an agricultural capacity.

Many of the buildings that were added to the property in the second half of the 20th century have since been removed; remaining are the three residences, and two ancillary buildings previously described, in addition to various temporary structures throughout. The double-wide trailer currently extant in the southeast corner of the property was added following 1978. Aerials suggest that the property's use as a nursery began following 1996 (Google Earth 2019). Today the property functions as a commercial plant nursery and additionally supports residential use.

RESOURCE EVALUATION

As a result of this study, the subject property is recommended ineligible for listing in the CRHR or as a City Landmark or Structure of Merit under any applicable significance criteria.

The built environment resources located on the subject property today were constructed between 1953 and 1966. While the property had previously been utilized in an agricultural capacity, its use during the latter half of the 20th century remains unverified. The buildings appear to have been constructed for residential and ancillary use, which they continue to maintain. The property is not representative of any known or identifiable trend in the development of Moreno Valley and as such it does not appear to possess an association with events that have made a significant contribution to the City of Moreno Valley, the state, region, or nation. The property is therefore recommended ineligible for listing in the CRHR under Criterion 1.

The research conducted for this study failed to identify individuals definitively associated with the subject property during the historic period. The absence of associated individuals documented in the historical record suggests a lack of potentially significant individuals associated with the subject property. The subject property is therefore ineligible for listing in the CRHR under Criterion 2.

Described in detail previously in this memorandum, the subject property includes three residential buildings, an ancillary garage and small office building, and a variety of temporary developments. The buildings and/or structures located on the property do not embody the distinctive characteristics of a type, period, or method of construction. Many are utilitarian and, void of architectural detailing, are lacking in their design aesthetic. They do not possess high artistic value. Additionally, visual observation suggests that Residences A, B, and C have all been highly altered through the construction of various additions and the replacement of original building materials. None of the buildings possess a high degree of historic integrity. The subject property is therefore ineligible for listing in the CRHR under Criterion 3.

The background and archival research conducted for this study failed to indicate that the subject property is likely to yield information important to history or prehistory, making it ineligible for listing in the CRHR under Criterion 4. For the reasons enumerated above, the subject property is additionally ineligible for listing as a City Landmark or Structure of Merit. The property does not appear to constitute a historic district, nor does it appear to contribute to any known or potential historic district.

Findings and Recommendations

Results of this cultural resources study identified one historic-period archaeological site (P-33-015796) and one historic period built-environment resource (Adam Halls Plant Nursery) within the project site. Both identified resources are recommended ineligible for listing in the CRHR and for local designation. As such, they are not considered historical resources for the purposes of CEQA.

No archaeological resources were identified within the project site as a result of the cultural resource study. While a lack of surface evidence of prehistoric archaeological resources does not preclude their subsurface existence, no prehistoric archaeological resources have been previously recorded within or immediately adjacent to the project area. In addition, the vast majority of prehistoric sites recorded within a one-mile radius are bedrock milling features with no associated artifacts. These findings suggest that there is a relatively low potential for encountering substantial prehistoric archaeological remains during construction activities.

Rincon recommends a finding of ***no impact to historical resources*** and a ***less than significant impact to archaeological resources with mitigation*** under CEQA. Rincon recommends the following mitigation measure for the unanticipated discovery of archaeological resources during project development. The project is also required to adhere to regulations regarding the unanticipated discovery of human remains, detailed below.

Unanticipated Discovery of Cultural Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation and Native American consultation may be warranted to avoid any significant impacts.

Human Remains

If human remains are found, the State of California 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. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the land owner shall reinter the remains in an area of the property secure from subsequent disturbance.

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Appendix A

Record Search Results (Confidential)

Appendix B

Native American Outreach

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
- Any report that may contain site forms, site significance, and suggested mitigation measures.
- All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.
3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.
4. Any ethnographic studies conducted for any area including all or part of the APE; and
5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

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

Sincerely,



Andrew Green
Staff Services Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
Riverside County
10/16/2019**

**Agua Caliente Band of Cahuilla
Indians**

Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919
Cahuilla

Ewiiapaayp Tribe

Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
michaelg@leaningrock.net
Diegueno

**Augustine Band of Cahuilla
Mission Indians**

Amanda Vance, Chairperson
P.O. Box 846
Coachella, CA, 92236
Phone: (760) 398 - 4722
Fax: (760) 369-7161
hhaines@augustinetribe.com
Cahuilla

Jamul Indian Village

Lisa Cumper, Tribal Historic
Preservation Officer
P.O. Box 612
Jamul, CA, 91935
Phone: (619) 669 - 4855
lcumper@jiv-nsn.gov
Diegueno

**Cabazon Band of Mission
Indians**

Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA, 92203
Phone: (760) 342 - 2593
Fax: (760) 347-7880
jstapp@cabazonindians-nsn.gov
Cahuilla

Jamul Indian Village

Erica Pinto, Chairperson
P.O. Box 612
Jamul, CA, 91935
Phone: (619) 669 - 4785
Fax: (619) 669-4817
epinto@jiv-nsn.gov
Diegueno

Cahuilla Band of Indians

Daniel Salgado, Chairperson
52701 U.S. Highway 371
Anza, CA, 92539
Phone: (951) 763 - 5549
Fax: (951) 763-2808
Chairman@cahuilla.net
Cahuilla

**La Posta Band of Diegueno
Mission Indians**

Javaughn Miller, Tribal
Administrator
8 Crestwood Road
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
jmiller@LPtribe.net
Diegueno

**Campo Band of Diegueno
Mission Indians**

Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA, 91906
Phone: (619) 478 - 9046
Fax: (619) 478-5818
rgoff@campo-nsn.gov
Diegueno

**La Posta Band of Diegueno
Mission Indians**

Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
LP13boots@aol.com
Diegueno

Ewiiapaayp Tribe

Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
wmicklin@leaningrock.net
Diegueno

**Los Coyotes Band of Cahuilla
and Cupeño Indians**

Shane Chapparosa, Chairperson
P.O. Box 189
Warner Springs, CA, 92086-0189
Phone: (760) 782 - 0711
Fax: (760) 782-0712
Cahuilla

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 Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Moreno Valley Trade Center Project, Riverside County.

**Native American Heritage Commission
Tribal Consultation List
Riverside County
10/16/2019**

**Manzanita Band of Kumeyaay
Nation**

Angela Elliott Santos, Chairperson
P.O. Box 1302 Diegueno
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957

**San Fernando Band of Mission
Indians**

Donna Yocum, Chairperson
P.O. Box 221838 Kitanemuk
Newhall, CA, 91322 Vanyume
Phone: (503) 539 - 0933 Tataviam
Fax: (503) 574-3308
ddyocum@comcast.net

**Mesa Grande Band of Diegueno
Mission Indians**

Michael Linton, Chairperson
P.O Box 270 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 782 - 3818
Fax: (760) 782-9092
mesagrandeband@msn.com

**San Manuel Band of Mission
Indians**

Lee Clauss, Director of Cultural
Resources
26569 Community Center Drive Serrano
Highland, CA, 92346
Phone: (909) 864 - 8933
Fax: (909) 864-3370
lclauss@sanmanuel-nsn.gov

**Morongo Band of Mission
Indians**

Robert Martin, Chairperson
12700 Pumarra Rroad Cahuilla
Banning, CA, 92220 Serrano
Phone: (951) 849 - 8807
Fax: (951) 922-8146
dtorres@morongo-nsn.gov

**San Pasqual Band of Diegueno
Mission Indians**

Allen Lawson, Chairperson
P.O. Box 365 Diegueno
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
allenl@sanpasqualtribe.org

**Pechanga Band of Luiseno
Indians**

Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA, 92593
Phone: (951) 770 - 6000
Fax: (951) 695-1778
epreston@pechanga-nsn.gov

**Santa Rosa Band of Cahuilla
Indians**

Steven Estrada, Chairperson
P.O. Box 391820 Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
mflaxbeard@santarosacahuilla-
nsn.gov

Ramona Band of Cahuilla

Joseph Hamilton, Chairperson
P.O. Box 391670 Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 4105
Fax: (951) 763-4325
admin@ramona-nsn.gov

**Serrano Nation of Mission
Indians**

Mark Cochrane, Co-Chairperson
P. O. Box 343 Serrano
Patton, CA, 92369
Phone: (909) 528 - 9032
serranonation1@gmail.com

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 Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Moreno Valley Trade Center Project, Riverside County.



Rincon Consultants, Inc.

301 9th Street, Suite 109
Redlands, California 92374

909 253 0705 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

October 16, 2019

Ewiiapaayp Tribe
Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA, 91901

RE: Cultural Resources Assessment for the Moreno Valley Trade Center Project, Moreno Valley
Riverside County, California

Dear Mr. Garcia:

Rincon Consultants, Inc. (Rincon) was retained by Hillwood Enterprises, L.P to conduct a cultural resources assessment for the Moreno Valley Trade Center Project (project) located in the city of Moreno Valley, Riverside County, California (Figure 1). The project involves the construction of a 1,332,380 square foot logistics building on an 80-acre property (Assessor's Parcel Numbers 488-340-002 through -012) located south of Eucalyptus Avenue and west of Redlands Boulevard. Rincon is completing a cultural resources assessment in accordance with the California Environmental Quality Act (CEQA). The lead agency under CEQA is the City of Moreno Valley, which will be conducting separate consultation under Assembly Bill 52 of 2014.

Rincon contacted the Native American Heritage Commission (NAHC) on October 2, 2019 to request a Sacred Lands File search of the project area. The NAHC responded on October 16, 2019 stating the results of the Sacred Lands File search were negative. However, the NAHC suggested that we contact you to request information about potential cultural resources within the vicinity that may be impacted by the project. A records search of the project area and a 1.0-mile radius was conducted at the Eastern Information Center by Rincon on October 3, 2019. Results of the record search indicate the presence of prehistoric resources within the search radius, none of which occur on the project site. One historic period archaeologist site is located in project site and is described as a pre-1929 residential complex within an associated irrigation system. We are aware these searches are not exhaustive, and previously unidentified cultural resources may exist within the area. This letter serves to inquire about your knowledge of potential cultural resources within the vicinity that may be impacted by the project.

If you have knowledge of cultural resources that may exist within or near the project site, please contact me in writing at lpurras@rinconconsultants.com, or by telephone at (909) 435-0978, extension 9981.

Sincerely,

Rincon Consultants, Inc.

Lindsay Porras, M.A., RPA
Associate Archaeologist

Figure 1: Project Location Map

Figure 1 Project Location Map



From: [BobbyRay Esparza](#)
To: [Rachel Perzel](#)
Cc: [anthony madrigal](#)
Subject: Re: Outreach follow up for Moreno Valley Trade Center Project
Date: Monday, November 4, 2019 3:36:26 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good Afternoon,

The Cahuilla Band has received and reviewed the above project. We do not have knowledge of any cultural resources within or near the project area. Although this project is outside the Cahuilla reservation boundary it is within the Cahuilla traditional land use area. Therefore we do have interest in this project. We request that tribal monitors from Cahuilla be present during all ground disturbing activities and to be notified of all updates with the project moving forward. The Cahuilla Band appreciates your help in preserving Tribal Cultural Resources in your project.

Respectfully,

BobbyRay Esparza
Cultural Coordinator
Cahuilla Band of Indians
Cell: (760)423-2773
Office: (951)763-5549
Fax:(951)763-2808

From: Rachel Perzel <rperzel@rinconconsultants.com>
Sent: Monday, November 4, 2019 12:47 PM
To: BobbyRay Esparza <Besparza@cahuilla.net>
Subject: Outreach follow up for Moreno Valley Trade Center Project

Hi

As requested, attached is a digital copy of the outreach letter originally sent on October 16th. Please feel free to call or email any time if you would like to discuss any concerns.

Regards,

Rachel Beth Perzel, Architectural Historian

Rincon Consultants, Inc.
Environmental Scientists | Planners | Engineers
805-644-4455 x138
732-233-3997 Mobile
rinconconsultants.com



 Please consider the environment before printing this email.

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

One Government Center Lane · Valley Center, California 92082 ·
(760) 297-2635 Fax:(760) 692-1498



October 25, 2019

Lindsay Porras
Rincon Consultants, Inc.
301 9th Street, Suite 109
Redlands, CA 92374

Re: Moreno Valley Trade Center Project (APNs 488-340-002 through -012)

Dear Ms. Porras,

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the above referenced project and we thank you for the opportunity to provide information pertaining to cultural resources. The identified location is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño territory are Rincon's history, culture and identity. We do not have knowledge of cultural resources within or near the proposed project area. However, this does not mean that none exist. We recommend that an archaeological record search be conducted and ask that a copy of the results be provided to the Rincon Band.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cheryl Madrigal".

Cheryl Madrigal
Tribal Historic Preservation Officer
Cultural Resources Manager
Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Tishmall Turner
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member

Table 1
Native American Contacts Consulted

Local Group/Government Contact	Rincon Coordination Efforts	Response to Coordination Efforts
<p><i>Agua Caliente Band of Cahuilla Indians</i> Jeff Grubbe, Chairperson 5401 Dinah Shore Drive Palm Springs, CA, 92264 Phone: (760) 699 - 6800</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/5/2019: Follow up call made; transferred to Laura Aviles, Executive Assistant to tribal council; left message requesting call or email back.</p> <p>11/6/2019: Follow up call made; left message for Patricia Garcia, THPO</p> <p>11/7/2019: Follow up call made; left message for Patricia Garcia, THPO</p>	<p>11/6/2019: Received call back from Rebecca; she advised that Patricia Garcia, THPO (760) 699-6907, is the correct person to contact regarding consult.</p> <p>11/7/2019: No response</p>
<p><i>Augustine Band of Cahuilla Mission Indians</i> Amanda Vance, Chairperson P.O. Box 846 Coachella, CA, 92236 Phone: (760) 398 - 4722 Fax: (760) 369-7161 hhaines@augustinetribe.com</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; spoke in person with administrative assistant.</p> <p>11/7/2019: Follow up call made; spoke in person with Kelly</p>	<p>11/4/2019: Administrative assistant stated that the letter was not in the file to be processed and that it is likely that a response was already written and sent out in the mail. We should be receiving it promptly; if not, will follow up again.</p> <p>11/7/2019: Kelly took my contact information and stated that she would follow up; she stated that we should have received a letter by now (no letter received)</p>
<p><i>Cabazon Band of Mission Indians</i> Doug Welmas, Chairperson 84-245 Indio Springs Parkway Indio, CA, 92203 Phone: (760) 342 - 2593 Fax: (760) 347-7880 jstapp@cabazonindians-nsn.gov</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; left message at (760) 342 -2593</p> <p>11/7/2019: Follow up call made; left message for Tribal Administration (extension 1) requesting callback</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>

Local Group/Government Contact	Rincon Coordination Efforts	Response to Coordination Efforts
<p>Cahuilla Band of Indians Daniel Salgado, Chairperson 52701 U.S. Highway 371 Anza, CA, 92539 Phone: (951) 763 - 5549 Fax: (951) 763-2808 Chairman@cahuilla.net</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; digital copy of letter requested and sent to Besparza@cahuilla.net</p>	<p>11/4/2019: Mr. Esparanza responded via email and stated the Cahuilla Band has received and reviewed the proposed project. He stated that that Tribe does not have knowledge of any cultural resources within or near the project area. Although this project is outside the Cahuilla reservation boundary it is within the Cahuilla traditional land use area. Therefore, the Tribe does have interest in this project. They request that tribal monitors from Cahuilla be present during all ground disturbing activities and to be notified of all updates with the project moving forward.</p>
<p>Campo Band of Diegueno Mission Indians Ralph Goff, Chairperson 36190 Church Road, Suite 1 Campo, CA, 91906 Phone: (619) 478 - 9046 Fax: (619) 478-5818 rgoff@campo-nsn.gov</p>	<p>11/4/2019: Follow up call made; spoke with Rebecca Largo; digital copy of letter requested and sent to Rlargo@campo-nsn.gov.</p> <p>11/7/2019: Follow up call made; requested to speak with Rebecca Largo; was transferred to Marcus Cuero; left message requesting call or email back.</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>
<p>Ewiiaapaayp Tribe Robert Pinto, Chairperson 4054 Willows Road Alpine, CA, 91901 Phone: (619) 445 - 6315 Fax: (619) 445-9126 wmicklin@leaningrock.net</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; message left on general mailbox requesting call or email response</p> <p>11/7/2019: Follow up call made; message left on general mailbox requesting call or email response</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>
<p>Ewiiaapaayp Tribe Michael Garcia, Vice Chairperson 4054 Willows Road Alpine, CA, 91901 Phone: (619) 445 - 6315 Fax: (619) 445-9126 michaelg@leaningrock.net</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; message left on general mailbox requesting call or email response</p> <p>11/7/2019: Follow up call made; message left on general mailbox requesting call or email response</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>

Local Group/Government Contact	Rincon Coordination Efforts	Response to Coordination Efforts
<p>Jamul Indian Village Lisa Cumper, Tribal Historic Preservation Officer P.O. Box 612 Jamul, CA, 91935 Phone: (619) 669 - 4855 lcumper@jiv-nsn.gov</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; message left on general mailbox requesting call or email response</p> <p>11/7/2019: Follow up call made; message left at extension 1003 requesting call or email response</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>
<p>Jamul Indian Village Erica Pinto, Chairperson P.O. Box 612 Jamul, CA, 91935 Phone: (619) 669 - 4785 Fax: (619) 669-4817 epinto@jiv-nsn.gov</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; mailbox full-unable to leave voicemail</p> <p>11/7/2019: Follow up call made; message left on general mailbox requesting call or email response</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>
<p>La Posta Band of Diegueno Mission Indians Javaughn Miller, Tribal Administrator 8 Crestwood Road Boulevard, CA, 91905 Phone: (619) 478 - 2113 Fax: (619) 478-2125 jmiller@LPtribe.net</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: transferred to Eric, Tribal Administrator; left message requesting call or email response</p> <p>11/7/2019: Follow up call made; message left on general mailbox requesting call or email response</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>
<p>La Posta Band of Diegueno Mission Indians Gwendolyn Parada, Chairperson 8 Crestwood Road Boulevard, CA, 91905 Phone: (619) 478 - 2113 Fax: (619) 478-2125 LP13boots@aol.com</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: transferred to Eric, Tribal Administrator; left message requesting call or email response</p> <p>11/7/2019: Follow up call made; message left on general mailbox requesting call or email response</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>
<p>Los Coyotes Band of Cahuilla and Cupeño Indians Shane Chapparosa, Chairperson P.O. Box 189 Warner Springs, CA, 92086-0189 Phone: (760) 782 - 0711</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; message left on general mailbox requesting call or email response</p> <p>11/7/2019: Follow up call made; message left on general mailbox requesting call or email response</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>

Local Group/Government Contact	Rincon Coordination Efforts	Response to Coordination Efforts
<p>Manzanita Band of Kumeyaay Nation Angela Elliott Santos, Chairperson P.O. Box 1302 Boulevard, CA, 91905 Phone: (619) 766 - 4930</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; message left on general mailbox requesting call or email response</p> <p>11/7/2019: Follow up call made; message left on general mailbox requesting call or email response</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>
<p>Mesa Grande Band of Diegueno Mission Indians Michael Linton, Chairperson P.O Box 270 Santa Ysabel, CA, 92070 Phone: (760) 782 - 3818 Fax: (760) 782-9092 mesagrandeband@msn.com</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call conducted</p> <p>11/7/2019: Follow up call conducted</p>	<p>11/4/2019: Spoke with Lynn; She stated with confidence that the tribe would reach out if they had any comments.</p> <p>11/7/2019: Receptionist stated that if a written letter has not been received, there are no concerns</p>
<p>Morongo Band of Mission Indians Robert Martin, Chairperson 12700 Pumarra Rroad Banning, CA, 92220 Phone: (951) 849 - 8807 Fax: (951) 922-8146 dtorres@morongo-nsn.gov</p>	<p>10/16/2019: Letter sent via USPS</p>	<p>10/28/2019: Travis Armstrong, Tribal Historic Preservation Officer, responded stating the Morongo Band of Mission Indians does not have additional comments to provide but may provide other information to the lead agency during the AB 52 consultation process.</p>
<p>Pechanga Band of Luiseno Indians Mark Macarro, Chairperson P.O. Box 1477 Temecula, CA, 92593 Phone: (951) 770 - 6000 Fax: (951) 695-1778 epreston@pechanga-nsn.gov</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; transferred to Emily, Mr. Macarro's administrative assistant; left message requesting call or email back</p> <p>11/7/2019: Follow up call made; transferred to Emily, Mr. Macarro's administrative assistant; left message requesting call or email back</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>

Local Group/Government Contact	Rincon Coordination Efforts	Response to Coordination Efforts
<p>Ramona Band of Cahuilla Joseph Hamilton, Chairperson P.O. Box 391670 Anza, CA, 92539 Phone: (951) 763 - 4105 Fax: (951) 763-4325 admin@ramona-nsn.gov</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; message left on general mailbox requesting call or email response</p> <p>11/7/2019: Follow up call made; was informed that John Gomez is the appropriate person to speak with; however, he was not available; left in-person message with Michelle relaying project information and requesting that Mr. Gomez reach out if there are any concerns</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>
<p>San Fernando Band of Mission Indians Donna Yocum, Chairperson P.O. Box 221838 Newhall, CA, 91322 Phone: (503) 539 - 0933 Fax: (503) 574-3308 ddyocum@comcast.net</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; message left on general mailbox requesting call or email response</p> <p>11/7/2019: Follow up call made;</p>	<p>11/4/2019: No response</p> <p>11/7/2019: Spoke with Donna Yocum in person. She stated that in Riverside County, the San Fernando Band of Mission Indians defers to the San Manuel Band of Mission Indians.</p>
<p>San Manuel Band of Mission Indians Lee Clauss, Director of Cultural Resources 26569 Community Center Drive Highland, CA, 92346 Phone: (909) 864 - 8933 Fax: (909) 864-3370 lclauss@sanmanuel-nsn.gov</p>	<p>10/16/2019: Letter sent via USPS</p>	<p>10/17/2019: Jessica Mauck, Cultural Resources Analyst, responded via email stating San Manuel Band of Mission Indians is providing a "no concerns" response to the City of Moreno Valley for the project.</p>
<p>San Pasqual Band of Diegueno Mission Indians Allen Lawson, Chairperson P.O. Box 365 Valley Center, CA, 92082 Phone: (760) 749 - 3200 Fax: (760) 749-3876 allenl@sanpasqualtribe.org</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made-transferred to Dave Toler; left detailed message requesting call or email back</p>	<p>11/5/2019: Received call back from Dave Toler. As requested, records search and survey results were provided verbally. Mr. Toler expressed no concerns; however, San Pasqual Band of Diegueno Mission Indians would like to be notified if any artifacts over 2,000 years of are identified during project implementation.</p>

Local Group/Government Contact	Rincon Coordination Efforts	Response to Coordination Efforts
<p><i>Santa Rosa Band of Cahuilla Indians</i> Steven Estrada, Chairperson P.O. Box 391820 Anza, CA, 92539 Phone: (951) 659 - 2700 Fax: (951) 659-2228 mflaxbeard@santarosacahuillansn</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow-up call made-transferred to Mercedes Estrada</p>	<p>11/4/2019: Ms. Estrada expressed that she would be the appropriate person to speak with regarding follow up. She stated that she had no cultural resource concerns in the area of the project.</p>
<p><i>Serrano Nation of Mission Indians</i> Mark Cochrane, Co-Chairperson P. O. Box 343 Patton, CA, 92369 Phone: (909) 528 - 9032 serranonation1@gmail.com</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made</p>	<p>11/4/2019: spoke with Mr. Cochrane in person. He stated that he did not have any concerns in particular but we would like to be notified if any artifacts or human remains are identified within the course of project implementation.</p>
<p><i>Serrano Nation of Mission Indians</i> Wayne Walker, Co-Chairperson P. O. Box 343 Patton, CA, 92369 Phone: (253) 370 - 0167 serranonation1@gmail.com</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; message for Mr. Walker requesting call or email response</p> <p>11/7/2019: Follow up call made; message for Mr. Walker requesting call or email response</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>
<p><i>Soboba Band of Luiseno Indians</i> Scott Cozart, Chairperson P. O. Box 487 San Jacinto, CA, 92583 Phone: (951) 654 - 2765 Fax: (951) 654-4198 jontiveros@soboba-nsn.gov</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow-up call made; transferred to executive assistant. Left message requesting call or email back</p> <p>11/7/2019: Follow-up call made; transferred to Mr. Cozart's Administrative Assistant; (Dion Kitchen) no answer, left message requesting call or email back</p>	<p>11/4/2019: No response</p> <p>11/7/2019: No response</p>
<p><i>Sycuan Band of the Kumeyaay Nation</i> Cody Martinez, Chairperson 1 Kwaaypaay Court El Cajon, CA, 92019 Phone: (619) 445 - 2613 Fax: (619) 445-1927 ssilva@sycuan-nsn.gov</p>	<p>10/16/2019: Letter sent via USPS</p> <p>11/4/2019: Follow up call made; message left on general mailbox requesting call or email response</p>	<p>11/5/2019: Received phone call from Mr. Nelson requesting that a monitor from the Sycuan Band of the Kumeyaay Nation be present if ground disturbance is to take place.</p>

Local Group/Government Contact	Rincon Coordination Efforts	Response to Coordination Efforts
<p>Torres-Martinez Desert Cahuilla Indians Thomas Tortez, Chairperson P.O. Box 1160 Thermal, CA, 92274 Phone: (760) 397 - 0300 Fax: (760) 397-8146 tmchair@torresmartinez.org</p>	<p>10/16/2019: Letter sent via USPS 11/4/2019: Follow up call made</p>	<p>11/4/2019: Spoke with Michael. He states that the Torres-Martinez Desert Cahuilla would defer to Soboba Band of Luiseno Indians for projects in Moreno Valley.</p>
<p>Viejas Band of Kumeyaay Indians John Christman, Chairperson 1 Viejas Grade Road Alpine, CA, 91901 Phone: (619) 445 - 3810 Fax: (619) 445-5337</p>	<p>10/16/2019: Letter sent via USPS 11/4/2019: Conducted follow up call; was told Ray Turran was the appropriate person to speak with; left message for Mr. Turran requesting call or email back 11/7/2019: Follow up phone; left message on general mailbox requesting call or email back.</p>	<p>11/4/2019: No response 11/8/2019: Received call back from Ray Turran of the Viejas Band of Kumeyaay Indians; Mr. Turran expressed that the Kumeyaay are unaware of any cultural resources in the area of the proposed project; he stated further that Kumeyaay concerns generally do not extend beyond the San Diego County line.</p>
<p>Rincon Band of Luiseño Indians Cheryl Madrigal, THPO One Government Center Lane Valley Center CA, 92082 Phone: 760-297-2635 ext. 323 Cell: 760-648-3000 Fax: 760-749-8901 Email: cmadrigal@rincon-nsn.gov</p>	<p>10/15/2019: Letter sent via USPS</p>	<p>10/25/2019: Received response via email with attached letter from Cheryl Madrigal stating that the project site is included in the Rincon Band's area of interest; Ms. Madrigal stated that the Rincon Band does not have any knowledge of cultural resources within or near the proposed project area. She recommended that an archaeological record search be conducted and be provided to the Rincon Band.</p>

Appendix C

Department of Parks and Recreation 523 Forms

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

Primary # 33-15796
HRI# _____
Trinomial _____

Page 1 of 6 * Resource Name or # (Assigned by recorder) APNs 477-110-001 thru -004 and -009 thru -011

P1. Identifier: **Proposed Moreno Valley High School #5 Site**

*P2. Location: Not for Publication Unrestricted

*a. County: Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Sunnymead Date 1980 T 3S; R 3W; S 1/2 of SE 1/4 of Sec. 2; S.B. B.M.
c. Address N.A. City Moreno Valley Zip 92555
d. UTM: (Give more than one for large and/or linear resources) Zone 11; See below mE/ See below mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

NE = 3754850N/485500E NW = 3754850N/484700E (project area does not include SE corner of 80 acres)
SE = 3754490N/485500E SW = 3754490N/484700E

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

Pre-1929 residential complex with surrounding fields. Project area involves 70 acres of what was originally eight parcels of 10 acres each. See continuation sheet.

RECEIVED IN
JAN 08 2007

*P3b. Resource Attributes: (List attributes and codes) AH2 (Foundations)

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Overview of Complex w/ Trees (NE; August 22, 2006)

*P6. Date of Construction/Age and Source

Historic Prehistoric Both

Pre-1929 residential complex with adj. Agricultural fields

*P7. Owner and Address:

Unknown c/o Moreno Valley Unified S.D. Moreno Valley, California

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

Jeanette A. McKenna (McKenna et al.)
6008 Friends Avenue
Whittier, California 90601-3724
(562) 696-3852 (562) 693-4059 FAX

*P9. Date Recorded: Sept. 4, 2006

*P10. Survey Type: Phase I Cultural Resources Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none".) McKenna, Jeanette A. (2006) - A Phase I Cultural Resources Survey of the Proposed Moreno Valley Unified School District High School #5, Located West of Redlands Blvd. in the City of Moreno Valley, Riverside County, California. On file, McKenna et al., Whittier, California.

*Attachments: NONE Location 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): Sketch Map

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
ARCHAEOLOGICAL SITE RECORD

Primary # 33-15796
HRI# _____
Trinomial _____

Page 2 of 6 * Resource Name or # (Assigned by recorder) APNs 477-110-001 thru -004 and -009 thru -011

*A1. Dimensions: a. Length 1/4 mile (E/W) X b. Width 1/8 mile (N/S)

Method of Measurement: Paced Taped Visual estimate Other: USGS Map

Method of Determination (Check any that apply.): Artifacts Features Soil Vegetation Topography

Cut bank Animal burrow Excavation Property boundary Other (explain): Historic Property
Boundaries (w/o southeastern 10 acres; see Continuation Sheet)

Reliability of Determination: High Low Explain: _____

Limitations (Check any that apply): Restricted Access Paved/Built Over Site limits incompletely defined

Disturbances Vegetation Other (explain): Portion of Property Still Occupied

A2. Depth: None Unknown Method of Determination: _____

*A3. Human Remains: Present Absent Possible Unknown (explain): _____

*A4. Features: (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map.)

Irrigation System; Foundations; Trough; Brickwork; Trees; etc.

*A5. Cultural Constituents: (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.)

Area scattered with modern debris/refuse.

*A6. Were Specimens Collected? No Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated).

*A7. Site Condition: Good Fair Poor (Describe disturbances.): Site disturbed by discing and plowing activities; road obliterated by discing.

*A8. Nearest Water: (Type, distance, and direction.) N.A.

*A9. Elevation: 1730 +/- Feet Above Mean Sea Level

A10. Environmental Setting: (Describe culturally relevant variables such as vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.)

Moreno Valley fan; relatively flat; agricultural land; no natural vegetation.

A11. Historical Information:

P/O historic Bear Valley and Alessandro Development Co. holdings (ca. 1890s).

*A12. Age: Prehistoric Protohistoric 1542-1769 1769-1848 1848-1880 1880-1914 1914-1945

Post-1945 Undetermined Describe position in regional prehistoric chronology or factual historic dates if known:

A13. Interpretations: (Discuss data potential, function(s), ethnic affiliation, and other interpretations)

Area was settled prior to 1929 and one structure is illustrated on 1929 map; area is agricultural and irrigated until approximately 1950s.

A14. Remarks: Possible subsurface components.

A15. References: (Documents, informants, maps, and other references) 1929 Perris Quadrangle

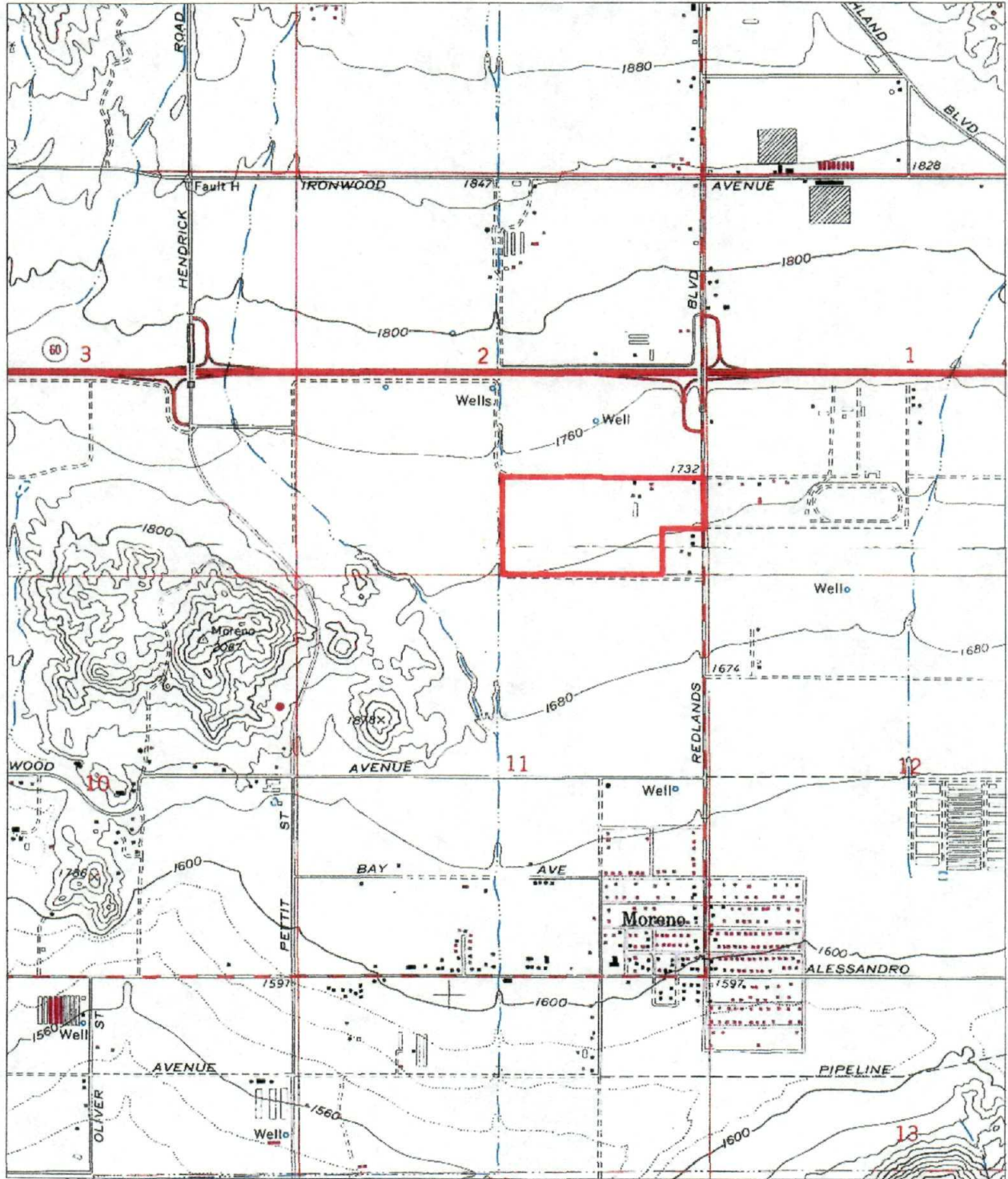
A16. Photographs (List subjects, direction of view, and accession numbers or attach a Photograph Record.): on file, McKenna et al.

Form Prepared by: Jeanette A. McKenna (McKenna et al.), Whittier, California 90601 Date: Sept. 4, 2006

LOCATION MAP

Primary # 33-15796
HRI# _____
Trinomial _____

Page 3 of 6 * Resource Name or # (Assigned by recorder) APNs 477-110-001 thru -004 and -009 thru -011
*Name of Map: USGS Sunnymead Quadrangle *Scale: 1:24000 *Date of Map 1980



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary # 38-15796
HRI# _____
Trinomial _____

Page 4 of 6 * Resource Name or # (Assigned by recorder) APNs 477-110-001 thru -004 and -009 thru -011
*Drawn by: Jeanette A. McKenna and Kristina Lindgren *Date on Map September 4, 2006



(Oriented to North)

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

Primary # 33-15796
HRI# _____
Trinomial _____

Page 5 of 6 * Resource Name or # (Assigned by recorder) APNs 477-110-001 thru -004 and -009 thru -011

Historic occupation of the property was found in the form of irrigation features and the remnants of a residential complex in the center of the property. The location of this complex indicates the owners/occupants held more than one parcel and possibly as many as four parcels, as the complex is located at the intersection of Parcels 2, 3, 9, and 10. County Assessor records indicate that Parcels 2, 9, and 10 are vacant. The assessments were made between 1990 and 1995, suggesting the demolition occurred at least 10 years ago - possibly as early as 1990. Remains identified within this area include an irrigation valve at the corner of Fir Avenue and Redlands Blvd., an irrigation channel fronting Redlands Blvd. (broken and non-operational); evidence of additional irrigation valves along the southern boundary of the property; pepper and eucalyptus trees in the center of the property; remnants of a red-brick trough; a partial concrete foundation; and building debris. Modern refuse is also scattered throughout the area. These remains are tentatively associated with the pre-1929 occupation of the property, but also represent some more modern additions to the complex (e.g. the trough). The fields surrounding this complex have been sufficiently disced over the years to obliterate the access road once leading from Fir Avenue.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary # 33-15796
HRI# _____
Trinomial _____

Page 6 of 6 * Resource Name or # (Assigned by recorder) APNs 477-110-001 thru -004 and -009 thru -011
*Recorded by: Jeanette A. McKenna, McKenna et al. *Date: September 4, 2006 Continuation Update



*Recorded by: Dustin Keeler, Rincon Consultants

*Date: 10/4/2019

Continuation

Update

This site consists of the remains of a historic-period residential complex with surrounding fields. Although the site was first identified by Keller (2005), it was formally documented by McKenna (2006) as part of a Phase I survey for the proposed Moreno Valley Unified School District High School #5 Project. As originally recorded, the site encompassed a 70-acre area that includes the remnants of a residential complex located at its center. The complex consists of a partial concrete foundation with associated building debris, remnants of a brick-lined trough, and pepper and eucalyptus trees. An irrigation valve and channel lie along the eastern boundary of the site adjacent to Redlands Boulevard. Archival research conducted by McKenna (2006) suggests that the residential complex was present by at least 1929 with use of the area continuing until the 1950s. No evidence was found during the record search to indicate that McKenna (2006) evaluated P-33-015796 for listing on the California Register of Historical Resources.

On October 4, 2019, Rincon Consultants, Inc. Archaeologists Dustin Keeler and Alondra Garcia revisited as part of the Moreno Valley Trade Center Project (Clark et al. 2019). A revisit to the site found that the remains of a residential complex remain relatively unchanged since 2006. The complex was found to consist of two concrete foundations with associated building debris, a brick-lined trough, an irrigation system, and several trees. The northern foundation measure 22 feet (east-west) by 12 feet (north-south) and is covered by the wood beam and plank remains of a roof (Photograph 1). The southern foundation measures 28 feet by 28 feet. An approximately 3-foot-wide red brick trough located 30 feet south of the southern foundation (Photograph 2); the feature measures approximately 60 feet in length. Three large tamarisk and pepper trees are found west and south of the building foundations. Concentrations of construction debris, primarily consisting of wood planks, concrete chunks, and brick fragments, are scattered around the edge of the residential complex. Little evidence was found to suggest subsurface cultural deposits (e.g., privies or trash pits) were associated with the structural remains.

The irrigation system lies southeast of the foundations and consists of two concrete standpipes and a partially buried concrete pipe. One of the standpipes lies at the eastern end of the brick-lined trough (Photograph 3). The vertically positioned concrete standpipes measure 2 to 3 feet in height. The semi-subterranean concrete pipe runs east from one of the standpipe for approximately 525 feet.

Rincon identified no evidence of the historic-period irrigation channel recorded in 2006 along the eastern edge of the site adjacent to Redlands Boulevard. It is likely that the irrigation channel was removed during the construction of a concrete and cobble-lined drainage channel, which runs along portions of the project site (Photograph 4). Concrete fragments, which may represent the remains of the irrigation valve, were documented at corner of Eucalyptus Avenue and Redlands Boulevard.

Archival research conducted of the project property indicates that land containing P-33-015796 was patented by Gustave Make (or Mahe) in 1870 (Accession No. CACAAA 082206) (Bureau of Land Management 1870). In addition to this property, Make also acquired at least 50 other patents in the area totaling 1,399,536 acres. Make's acquisition appears to have been speculative in nature, as he immediately began subdividing and selling parcels for homestead development (Lech 2004). By 1890, large portions of Make's former property had been subdivided by the Bear Valley and Alessandro Development Company, into roughly 10-acre farm plots. As depicted in Bear Valley and Alessandro Development Company's Map No. 1 (Taylor 1890), the subject site comprises Block 54, parcel/Lots 1 through 7.

Little information exists regarding the development of the property following its 1890 subdivision. The earliest available aerial photograph of the area, which dates to 1938, indicates use in an agricultural capacity with a combination of tree rows (potentially citrus, walnut, or olive) and row crops present on the property at this time. A north-south running road off Eucalyptus Boulevard provided access to the interior of the site where a small developed area was located in the approximate location of the remains of the residential complex (UCSB 1938). Personal communication with the Moreno Valley Historical Society indicates that the property may have historically been used as a turkey ranch.

Between the 1940s and 1960s, alterations to the site occurred with a degree of regularity. Some portions continued to be utilized for agriculture, occupied by tree or crop rows, while other areas were plowed or developed with additional buildings. Throughout this period, the eastern half of the site appears to have been utilized with a greater degree of intensity; buildings were progressively added, in particular on the eastern half of the site.

*Recorded by: Dustin Keeler, Rincon Consultants

*Date: 10/4/2019

Continuation

Update

previously extant on the site and all crop and tree rows had been removed. The buildings located within the site's residential complex appear to have been demolished by 1978 (Netronline 2019) Today the site includes no standing buildings.

Resource Evaluation An evaluation of significance indicates that P-33-015796 does not meet the criteria for listing on the CRHR or as a City Landmark, Structure of Merit, or Preservation District. The archaeological features remaining on the subject property include two concrete foundations with associated wood building debris, a brick-lined trough, and an irrigation system. The research conducted for this study failed to definitively identify dates of construction for the building and structural remains. While aerials show development in the center of the property as early as 1938, it is not possible to determine if the recorded archaeological features date to the site's initial period of construction or are associated with later use, or a combination thereof. The site is not representative of any known or identifiable trend in the development of Moreno Valley and as such it does not appear to possess an association with events that have made a significant contribution to the City of Moreno Valley, the state, region, or nation. The site is therefore recommended ineligible for listing in the CRHR under Criterion 1.

The research conducted for this study failed to identify individuals definitively associated with the subject property during the historic period. Although Gustave Make was the initial owner of the property, he is not associated with the archaeological remains that comprise P-33-015796. The absence of associated individuals documented in the historical record suggests a lack of potentially significant individuals associated with the subject property. The subject property is therefore ineligible for listing in the CRHR under Criterion 2.

The archaeological remains associated with P-33-015796 also do not appear to meet CRHR Criterion 3 for "distinctive characteristics of a type, period, and method of construction." They do not exhibit any architectural or engineering merits. The building and irrigation system remnants are composed of common materials and are of standard design and construction, and not unlike many other buildings or water conveyance remains found in the region. As such, they do not appear to CRHR Criterion 3.

P-33-015796 does not appear to meet CRHR Criterion 4 for any potential to provide information important to the study of early 20th century agricultural developments. Archival investigations did not produce substantial information on the property and there is little potential for the site to yield important archaeological information on agricultural development of the region. In addition, little evidence was found during the field work to indicate that subsurface deposits are present on the site. Site recordation and archival research has exhausted the date potential of the site and it thus it does not meet the requirements for listing on the CRHR Criterion 4.

Finally, P-33-015796 is ineligible for listing as a City Landmark or Structure of Merit. It is not of special archaeological value to the City nor is it a geographic area having historical significance. Furthermore, it does not constitute a historic district, nor does it appear to contribute to any known or potential historic district.

References Cited

Bureau of Land Management. 1870. General Land Office. Accession No. CACAAA082206. Make, Gustave. Accessed online, gloreCORDS.blm.gov. October 2019.

Clark, Tiffany, Rachel Perzel, and Dustin Keeler. 2019. Cultural Resource Assessment for the Moreno Trade Center Project, City of Moreno Valley, Riverside County, California. Rincon Consultants, Inc., Redlands, CA.

Keller, Jean. 2005. A Phase 1 Cultural Resources Assessment of Tentative Tract Map 33901, +/-17.95 Acres of Land in Moreno Valley, Riverside County, California. Report on file at the Eastern Information Center, University of California, Riverside.

Lech, Steve. 2004. Along the Old Road-A History of the Portion of the Southern California that Became Riverside County. 1772-1893.

McKenna, Jeanette A. 2006. DPR Form for P-3-015796. Site form on file at the Eastern Information Center, University of California, Riverside.

NETROnline. 2019. Aerials of the Project Area. Accessed online at <https://www.historicalaerials.com/viewer> on October 30, 2019.

Taylor, James T. 1890. Bear Valley & Alessandra Development Co. Map No. 1 [map]. Accessed online at <https://hdl.huntington.org/digital/collection/p15150coll4/id/10622/>. Accessed October 2019.

*Recorded by: Dustin Keeler, Rincon Consultants

*Date: 10/4/2019

Continuation

Update

Photograph 1. Building Foundations, View to Northwest



Photograph 2. Brick-Lined Trough, View to East



*Recorded by: Dustin Keeler, Rincon Consultants

*Date: 10/4/2019

Continuation

Update

Photograph 3. Standpipe on Eastern End of Brick-Lined Trough, View to South



Photograph 4. Location of Previously Recorded Irrigation Channel Adjacent to Redlands Boulevard, Facing South



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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 8

*Resource Name or #: 12891, 12915, 12925, 12981 Redlands Boulevard

P1. Other Identifier: Adam Hall's Plant Nursery (current)

*P2. Location: Not for Publication Unrestricted *a. County: Los Angeles

*b. USGS 7.5' Quad: *Sunnymead* Date: 1967 Township: 03S, Range: 03N, Section: 02 S.B.B.M.

c. Address: 12891, 12915, 12925, 12981 Redlands Boulevard City: Moreno Valley Zip: 92555

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: Riverside County APN: 488-340-008, 488-340-007, 488-340-006, and 488-340-005

***P3a. Description:**

The subject property is a roughly 8.5-acre plant nursery comprised of four parcels in the Riverside County city of Moreno Valley. Characteristic of its function, the property is primarily unpaved with large sections dedicated to plant cultivation and five permanent buildings constructed between 1953 and 1966. A variety of shade and storage structures are scattered throughout; these non-permanent structures include shipping containers, hoop houses, and modular buildings. The five permanent buildings include three residences (Residences A, B and C) clustered in a roughly one-acre area in the northeastern corner of the property and two ancillary support structures (ancillary garage and small office space) located in the southeast.

Residence A is the northern-most of the three residences. It is a single-story roughly rectangular-planned building that does not embody any particular architectural style. The garage portion of the building is clad in horizontal wood paneling and the residential portion, which appears to be an addition, in stucco. The building features aluminum windows and is topped with an intersecting gabled roof covered in a combination of asphalt shingles and rolled roofing. The building appears in overall fair condition.

Residence B is located to the south of Residence A with a shared paved drive off Redlands Boulevard that separates the two buildings. Exhibiting no discernable architectural style, Residence B features a sprawling plan. The building has numerous alterations and additions, identifiable by the multiple roof forms including hipped, gabled, and shed, all clad in asphalt shingles. The building is clad in horizontal wood siding and features aluminum windows. It appears in fair condition, with some deteriorated materials.

See Continuation Sheet

*P3b. Resource Attributes: HP2. Single-Family Property (12915 Redlands Blvd); HP3. Multiple-Family property (12891 Redlands Blvd); HP4. Ancillary Building (garage); HP6. Commercial Building (nursery office)

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

P5a. Photo or Drawing



P5b. Description of Photo:

Overview of subject property; camera west-facing-
October 2, 2019.

***P6. Date Constructed/Age and Sources:**

Historic Prehistoric Both

Between 1953 and 1966 (UCSB var.)

***P7. Owner and Address:**

N/A

***P8. Recorded by:**

Rachel Perzel
Rincon Consultants
180 North Ashwood Ave
Ventura CA 93003

***P9. Date Recorded:**

October 2, 2019

***P10. Survey Type:**

Intensive

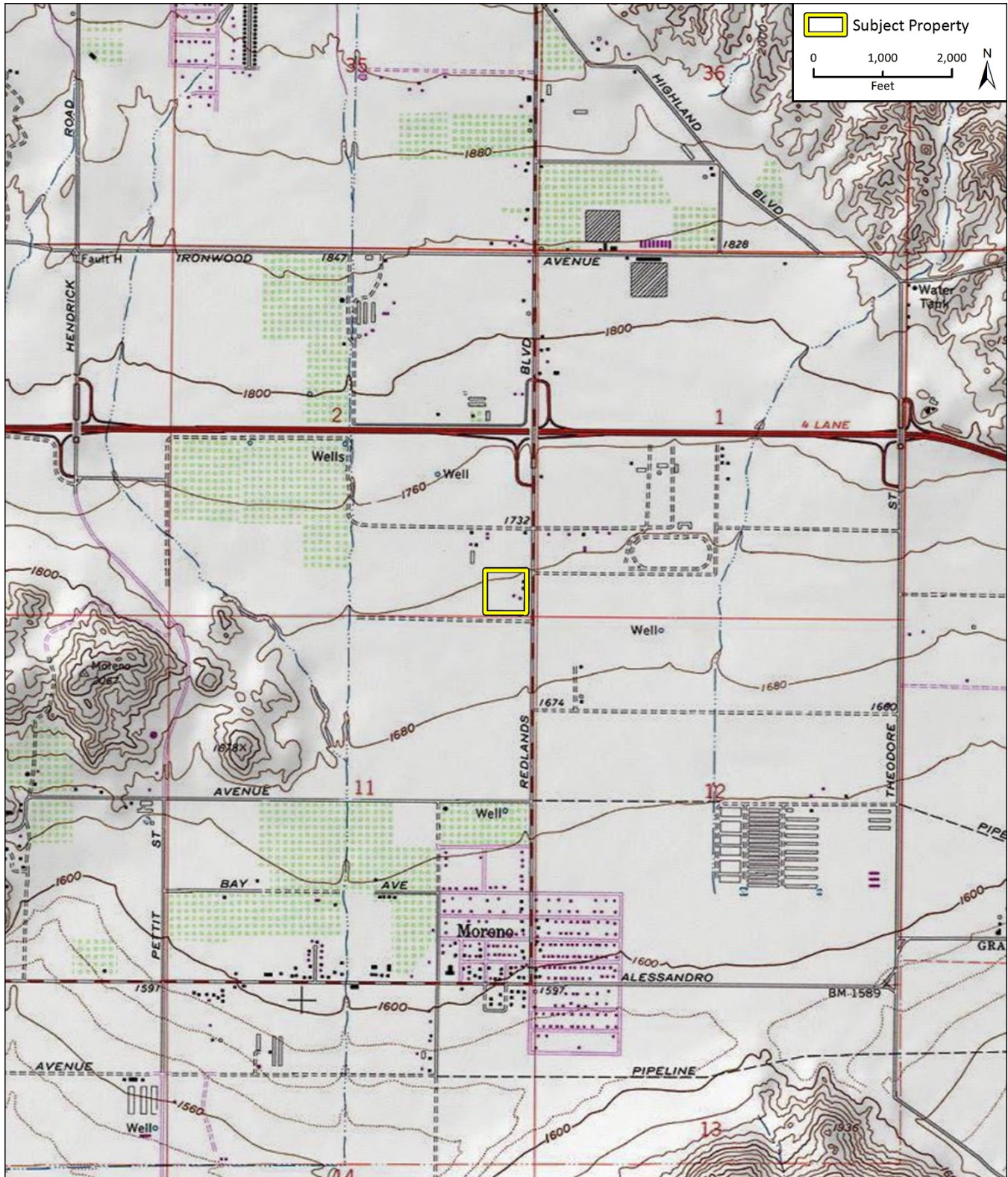
***P11. Report Citation:**

Historic Resources Evaluation for a Development Project in Moreno Valley, California. Prepared by Rincon Consultants, Inc. for Tetra Tech Inc.
Rincon Project No. 19-08430.

*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):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 12891, 12915, 12925, 12981 Redlands Boulevard

*NRHP Status Code 6Z

Page 3 of 8

B1. Historic Name: N/A
B2. Common Name: Adam Hall's Plant Nursery
B3. Original Use: Agricultural
B4. Present Use: Commercial Plant Nursery; Residential

*B5. Architectural Style: None Present

***B6. Construction History:**

The current permanent buildings located on the subject property were constructed between 1953 and 1966 (UCSB. Var.).

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A
Period of Significance N/A Property Type N/A Applicable Criteria N/A

Property History: The Bear Valley and Alessandro Development Company first subdivided the 21,440-acres surrounding the subject property into roughly ten-acre farm plots in 1890. The subject property represents Block No. 54; Lot/Parcel No. 8 of the Bear Valley and Alessandro Development Company's Map No. 1. Following the arrival of a reliable source of water in the current-day Moreno Valley area in 1891, and particularly following 1912, the area developed to support an agricultural economy. The archival and background research conducted for this study, including a review of available building permits, failed to indicate when or by whom the subject property was initially developed. However, aerial imagery indicates that by 1938 the area surrounding the subject property was predominantly occupied with large agricultural plots; in that year, the subject property was lined entirely with tree rows (potentially citrus, walnut, or olive). A developed area, likely containing a house, was then-located in the southeast corner of the property (UCSB 1938).

By 1953, a majority of the tree rows that were previously extant had been removed; a few partial rows remained on the eastern portion of the property. (UCSB 1953). Throughout the 1950s, 1960s, and 1970s, the subject property was further developed, as buildings and structures were progressively added. By 1966, there were at least 10 buildings clustered on the eastern portion of the property and by 1978 many more had been added, primarily in the northeast. The five current buildings appear to have been constructed on the property between 1953 and 1966, during this period of progressive development (UCSB var.) The property's use throughout this period is unverified; however, the removal of tree rows suggests that by 1953 it was no longer in use in an agricultural capacity.

Many of the buildings that were added to the property in the second half of the 20th century have since been removed; remaining are the three residences, and two ancillary buildings previously described, in addition to various temporary structures throughout. The double-wide trailer currently extant in the southeast corner of the property was added following 1978. Aerials suggest that the property's use as a nursery began following 1996. (Google Earth Pro Var.) Today the property functions as a commercial plant nursery and additionally supports residential use.

See Continuation Sheet

B11. Additional Resource Attributes: N/A

***B12. References:**

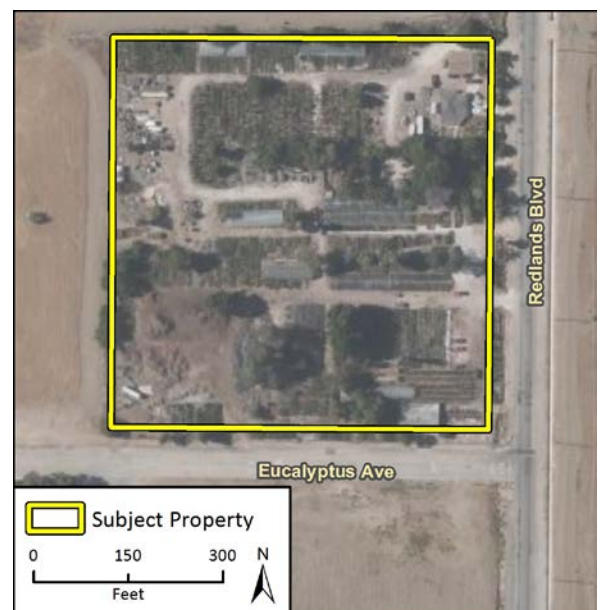
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UCSB Map and Imagery Lab [database]. Various aerial images of the project area.
<https://www.library.ucsb.edu/src/airphotos>. Accessed October 7, 2019.

B13. Remarks: N/A

*B14. Evaluator: Rachel Perzel, Rincon Consultants

*Date of Evaluation: October 14, 2019

(This space reserved for official comments.)



***P3a Description (continued):**

Ground surfaces surrounding Residences A and B vary and include grassy, dirt, and paved areas. Landscaping around these buildings includes mature palm trees lining Redlands Boulevard and scattered mature vegetation of various forms. The buildings are enclosed together by a chain link fence to the north, south and east and are unfenced at the west.

Residence C is situated to the south of Residences s A and B and is accessible via a paved drive off Redlands Boulevard. Also lacking a discernable architectural style, the building features a sprawling plan that includes an attached two-car garage. The residence appears to be significantly altered; it is topped with intersecting hipped and gabled roofs covered in asphalt shingles and is clad in stucco with vinyl windows. The primary entry, located on the east elevation, includes three steps leading to a sheltered stoop. In addition to the primary facade, the west and north elevations include multiple doors. The building appears in good condition and is surrounded with an abundance of mature vegetation

To the rear (west) of Residence C is a large developed outdoor space that includes an underground pool and barbeque area. Small ancillary buildings and structures, sheds and several small "tiki"-themed gazebos for example, are additionally located in this area. A combination of hardscaping and landscaping surround the developed outdoor area.

Located in the southeast of the property is a developed area that functions as the commercial center of the nursery operation. A double-sided wooden sign located adjacent to Redlands Boulevard is mounted roughly 350-feet north of the intersection at Redlands Boulevard and Encelia Avenue; it identifies the property as Adam Hall's Plant Nursery. A large partially paved parking area is accessible from two dirt drives extending off Redlands Boulevard in this area. Two additional permanent historic-era buildings, described below, are located in this vicinity.

A single-story, rectangular-planned garage located immediately adjacent (to the west) to the parking area. The simple building is clad in stucco and exhibits minimal openings. A contemporary roll-up metal garage door occupies much of its north elevation. Topped with a gabled roof covered in asphalt shingles, it appears in poor condition with a visible sag in the roof ridge and deteriorated stucco.

A single-story, rectangular-planned office is located roughly 60-feet north of the garage. It features a prominent false-front composed of a stepped parapet, but otherwise lacks an identifiable architectural style. It is clad in a combination of stucco and metal paneling and, aside from the stepped parapet, exhibits a flat roof. The building features vinyl windows and a full-length covered porch which extends the primary elevation and provides access to the building entrance by a single centrally-placed door. It appears in fair condition.

***B10 Significance (continued): Historical Evaluation**

As a result of this study, the subject property is recommended ineligible for listing in the NRHP, CRHR, or as a City of Moreno Valley Landmark or Structure of Merit under any applicable significance criteria.

The built environment resources located on the subject property today were constructed between 1953 and 1966. While the property had previously been utilized in an agricultural capacity, its use during the latter half of the 20th century remains unverified. The buildings appear to have been constructed for residential and ancillary use, which they continue to maintain. The property is not representative of any known or identifiable trend in the development of Moreno Valley and as such it does not appear to possess an association with events that have made a significant contribution to the City of Moreno Valley, the state, region, or nation. The property is therefore recommended ineligible for listing in the NRHP or CRHR under Criteria A/1.

The research conducted for this study failed to identify individuals definitively associated with the subject property during the historic period. The absence of associated individuals documented in the historical record suggests a lack of potentially significant individuals associated with the subject property. The subject property is therefore ineligible for listing in the NRHP or CRHR under Criteria B/2.

Described in detail previously in this memorandum, the subject property includes three residential buildings, an ancillary garage and small office building, and a variety of temporary developments. The buildings and/or structures located on the property do not embody the distinctive characteristics of a type, period, or method of construction. Many are utilitarian and, void of architectural detailing, are lacking in their design aesthetic. They do not possess high artistic value. Additionally, visual observation suggests that Residences A, B, and C have all been highly altered through the construction of various additions and the replacement of original building materials. None of the buildings possess a high degree of historic integrity. The subject property is therefor ineligible for listing in the NRHP or CRHR under Criteria C/3.

The background and archival research conducted for this study failed to indicate that the subject property is likely to yield information important to history or prehistory, making it ineligible for listing in the NRHP and CRHR under Criteria D/4. For the reasons enumerated above, the subject property is additionally ineligible for listing as a City of Moreno Valley Landmark or Structure of Merit. The property does not appear to constitute a historic district, nor does is appear to contribute to any known or potential historic district.



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Primary (South) Elevation of Residence A



Rear (North) Elevation of Residence A



Primary (North) Elevation of Residence B



Secondary (East) Elevation of Residence B



Primary (East) Elevation of Residence C



Secondary (North) Elevation of Residence C



Developed Outdoor Area to the Rear of Residence C



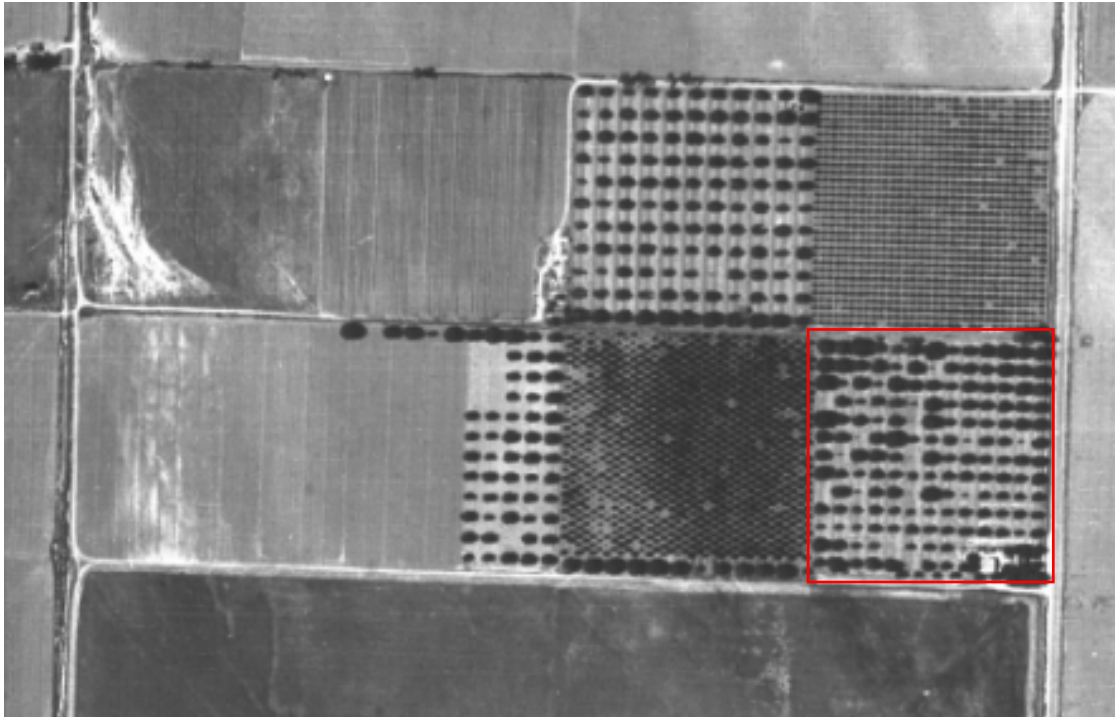
East Elevation of Garage



Primary (South) Elevation of Nursery Office



Aerial Image of the Subject Property and Surrounding Area; Dated 1938



Aerial Image of the Subject Property and Surrounding Area; Dated 1953

