

CULTURAL RESOURCES ASSESSMENT

Mission Village Shopping Center Project

City of Jurupa Valley, Riverside County, California

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USGS 7.5' Topographic Quadrangles: Fontana, CA
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MANAGEMENT SUMMARY

Nine Oak Investments, LLC proposes the development of the Mission Valley Shopping Center Project (project), which will construct a 78,325-square-foot shopping center including a grocery store, restaurants, fitness center, and a car wash on an approximately 8.3-acre site encompassing Assessor's Parcel Numbers (APNs) 182-031-001, 182-031-002, and 182-022-022 located at 6322-6328 Mission Boulevard in the City of Jurupa Valley (City), Riverside County, California. The project is subject to compliance with the California Environmental Quality Act (CEQA). The City is the lead agency under CEQA.

Michael Baker International conducted a cultural resources study of the project area. The study included a Eastern Information Center (EIC) records search and literature review, a Sacred Land File search with the Native American Heritage Commission (NAHC), historical society consultation, archaeological and architectural field survey, and California Register of Historical Resources evaluation of the commercial strip mall located at 6322-6328 Mission Boulevard. The purpose of this study was to determine whether the proposed project has the potential to impact historical resources. As a result of the study, no archaeological or historical resources were identified within the project area. Additionally, an archaeological sensitivity analysis determined there to be low potential for buried prehistoric or historic-period archaeological resources. See Section 6 for recommended cultural mitigation measures.

If the project changes, additional efforts may be necessary.

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1 INTRODUCTION

Nine Oak Investments proposes the construction of Mission Valley Shopping Center in the City of Jurupa Valley (City), Riverside County, California. Michael Baker International was retained to conduct a cultural resources assessment of the project area for compliance with the California Environment Quality Act (CEQA). The City is the lead agency under CEQA.

1.1 PROJECT LOCATION AND DESCRIPTION

The project area is 8.3 acres and includes Assessor's Parcel Numbers (APNs) 182-022-002, 182-031-001, and 182-031-002. It is located south of Mission Boulevard, north and east of Stobbs Way, and west of Opal Street, in the City of Jurupa Valley in Riverside County. The United States Geological Survey (USGS) 7.5-minute Fontana topographic quadrangle map depicts the project area within Section 8 of Township 2 South, Range 5 West. Elevation within the project area ranges from 900 to 940 feet above mean sea level (**Appendix A: Figures 1-3**).

The project entails the demolition of the existing commercial retail buildings and surface parking lot at 6322-6328 Mission Boulevard to construct a 78,325-square-foot shopping center with a surface parking lot. The proposed shopping center would consist of two retail spaces totaling 34,600 square feet, an 18,000-square-foot grocery store, 18,000-square-foot fitness center, 2,900-square-foot fast food restaurant with drive-through, 3,825-square-foot carwash facility, 1,000-square-foot restaurant, and 408 parking spaces. The project would provide 277 regular parking spaces, 55 compact parking spaces, 17 accessible parking spaces, 24 electric vehicle parking spaces, 33 clean air vehicle parking spaces, 1 family parking space, and 1 veteran's parking space in a surface parking lot on-site.

Construction of the project would include demolition, grading, building construction, paving, and architectural coatings. It is anticipated that the project would be completed and operational in 2023. The maximum depth of ground disturbance associated with project construction is estimated to be approximately 14 feet below the existing grade for the underground infiltration system.

1.2 REGULATORY CONTEXT

1.2.1 California Environmental Quality Act (CEQA)

CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations [CCR] Title 14[3] Section 15002[i]). CEQA states that it is the policy of the state of California to "take all action necessary to provide the people of this state with historic environmental qualities and preserve for future generations examples of the major periods of California history" (Public Resources Code [PRC] Section 21001[b], [c]). Under the provisions of CEQA, "a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (CCR Title 14[3] Section 15064.5[b]).

CEQA Guidelines Section 15064.5(a) defines a "historical resource" as a resource which meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources (California Register, CRHR).
- Listed in a local register of historical resources (as defined at PRC Section 5020.1[k]).
- Identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g).
- Determined to be a historical resource by a project's lead agency (CCR Title 14[3] Section 15064.5[a]).

A historical resource consists of "any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (CCR Title 14[3] Section 15064.5[a][3]).

CEQA requires that historical resources and unique archaeological resources be taken into consideration during the CEQA planning process (CCR Title 14[3] Section 15064.5; PRC Section 21083.2). If feasible, adverse effects to the significance of historical resources must be avoided or mitigated (CCR Title 14[3] Section 15064.5[b][4]). The significance of a historical resource is impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for the California Register. If there is a substantial adverse change in the significance of a historical resource, the preparation of an environmental impact report may be required (CCR Title 14[3] Section 15065[a]).

If the cultural resource in question is an archaeological site, CEQA (CCR Title 14[3] Section 15064.5[c][1]) requires that the lead agency first determine if the site is a historical resource as defined in CCR Title 14(3) Section 15064.5(a). If the site qualifies as a historical resource, potential adverse impacts must be considered in the same manner as a historical resource (OHP 2001a). If the archaeological site does not qualify as a historical resource but does qualify as a unique archaeological site, then the archaeological site is treated in accordance with PRC Section 21083.2 (CCR Title 14[3] Section 15069.5[c][3]). In practice, most archaeological sites that meet the definition of a unique archaeological resource will also meet the definition of a historical resource. CEQA defines a "unique archaeological resource" as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets one or more of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC Section 21083.2[g]).

If an impact to a historical or archaeological resource is significant, CEQA requires feasible mitigation measures to minimize the impact (CCR Title 14[3] Section 15126.4[a][1]). Mitigation must lessen or eliminate the physical impact that the project will have on the resource. Generally, the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of a historical resource. However, CEQA (PRC Section 21002.1[b]) requires that all feasible mitigation be undertaken even if it does not mitigate impacts to a less than significant level (OHP 2001a:9).

California Register of Historical Resources

The California Register is a guide to cultural resources that must be considered when a government agency undertakes a discretionary action subject to CEQA. The California Register helps government agencies identify and evaluate California's historical resources (OHP 2001b:1) and indicates which properties are to be protected, to the extent prudent and feasible, from substantial adverse change (PRC Section 5024.1[a]). Any resource listed in, or eligible for listing in, the California Register is to be considered during the CEQA process (OHP 2001a:7).

A cultural resource is evaluated under four California Register criteria to determine its historical significance. A resource must be significant in accordance with one or more of the following criteria to be eligible for listing in the California Register:

- Criterion 1: Is associated with events that have made a significant contribution to the broad pattern of California's history and cultural heritage.
- Criterion 2: Is associated with the lives of persons important in our past.
- Criterion 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.
- Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

Age Threshold

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time must have passed to allow a "scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of the time needed to understand the historical importance of a resource (OHP 2006:3). The Office of Historic Preservation (OHP) recommends documenting, and taking into consideration in the planning process, any cultural resource that is 45 years or older (OHP 1995:2).

Integrity

The California Register also requires a resource to possess integrity, which is defined as "the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association" (OHP 2006:2).

Archaeologists use the term “integrity” to describe the level of preservation or quality of information contained within a district, site, or excavated assemblage. Integrity is relative to the specific significance which the resource conveys. Although it is possible to correlate the seven aspects of integrity with standard archaeological site characteristics, those aspects are often unclear for evaluating the ability of an archaeological resource to convey significance under Criterion 4. The integrity of archaeological resources is judged according to the site’s ability to yield scientific and cultural information that can be used to address important research questions (NPS 1997:44–49).

2 SETTING

This section describes the environmental, prehistoric, ethnographic, and historical cultural setting of the general project region to provide a context for understanding the types, nature, and significance of the archaeological resources that could be identified within the project area. The nature and distribution of prehistoric and historic human activities in the region have been affected by such factors as topography, climate, geology, and the availability of water and biological resources.

2.1 ENVIRONMENTAL SETTING

The project area is in the north-central portion of the Peninsular Ranges geomorphic province of southern California. The Peninsular Ranges province is distinguished by northwest-trending mountain ranges and valleys following faults branching from the San Andreas Fault. The Peninsular Ranges are bound to the east by the Colorado Desert and extend north to the San Bernardino–Riverside County line (Norris and Webb 1976), west into the submarine continental shelf, and south to the California state line.

Locally, the project area is south of the Jurupa Mountains in the northern portion of the Perris block, which is bound by the Chino-Elsinore and San Jacinto fault zones to the west and east, respectively (Morton and Matti 1989). Geologic units underlying the project area are mapped as old alluvial fan deposits (Qof1 of Morton 2003 and Qoa of Dibblee and Minch 2004). The old alluvial fan deposits consist of mainly indurated, tan to light reddish-brown sands with some gravels or cobbles present dating from the middle to late Pleistocene epochs in age (770,000 to 11,700 years ago).

Soils in the project area have been mapped as the Ramona series (NRCS 2022). The Ramona series are Typic Haploxeralfs consisting of the brown sandy loam, red-brown to yellow-red sandy clay loam, and strong brown sandy loam, which formed in alluvium derived from igneous source rocks (USDA 2003). The Santa Ana River is 2.43 miles to the south and is the nearest water source.

The project area is within the Inland Valleys ecoregion of California (Griffith et al. 2016). Ecoregions denote general similarity in ecosystems and environmental resources. This region consists of alluvial fans and basin floors immediately south of larger mountain ranges, such as the San Gabriel and San Bernardino. The climate in this region has less marine influence relative to other valleys to the west with thermic soil temperatures and xeric soil moisture, and vegetation present includes Riversidean coastal sage scrub, valley grasslands, and some riparian woodlands. The ecoregion now is heavily urbanized (Griffith et al. 2016).

2.2 CULTURAL SETTING

Of the many prehistoric chronological sequences proposed for southern California, Wallace (1955) advanced the primary regional synthesis used by archaeologists. Wallace defined four cultural horizons for the Southern California coastal province, each with characteristic local variations:

- I. Early Man (~9,000–8,500 before present [BP]) is a hunting culture based on almost exclusive evidence of chipped-stone hunting materials: dart points, scrapers, choppers, and bifaces.

- II. Milling Stone (8,500–4,000 BP) reflects a change to a more sedentary, plant-collecting lifestyle as evidenced by the introduction and dominance of milling stone artifacts and a decrease in well-made projectile points.
- III. Intermediate (4,000–1,500 BP) is characterized by a larger dependency on hunting, use of the dart and atlatl, and the shift from using the mano/metate to mortar/pestle. However, knowledge of this horizon suffers from lack of knowledge about what occurred during this time, not a lack of inhabitants along the southern California coast.
- IV. Late Prehistoric (1,500~200 BP) contains a more nuanced artifact assemblage indicative of a more complex lifestyle and an increase of population. This horizon is characterized by an increase in bow and arrow use, steatite containers, pottery, circular fishhooks, perforated stones, asphaltum, diversified bone tools, ample shell ornaments, and elaborate mortuary customs.

Today, most archaeologists classify cultural change across time through broad time periods, climatic information, and cultural manifestations, not just the material culture that Wallace (1955) proposed. The combination of these additional parameters to designate cultural-historical timespans are below.

Warren and Crabtree (1986) employ a more ecological approach to the deserts of southern California, defining five traditions in prehistory:

- I. Lake Mojave (12,000–7,000 BP)
- II. Pinto (7,000–4,000 BP)
- III. Gypsum (4,000–1,500 BP)
- IV. Saratoga Springs (1,500–800 BP)
- V. Shoshonean (800–200 BP)

Warren and Crabtree (1986) viewed cultural continuity and change in terms of various significant environmental shifts, defining the cultural ecological approach for archaeological research of the California deserts. The authors viewed changes in settlement pattern and subsistence as cultural adaptations to a changing environment, beginning with the gradual environmental warming in the late Pleistocene, the desiccation of the desert lakes during the early Holocene, the short return to pluvial conditions during the middle Holocene, and the general warming and drying trend, with periodic reversals, that continues to this day. The work by Warren and Crabtree (1986) is built upon Warren (1980) and his argument for a chronology based on projectile points as period markers backed by radiocarbon assays providing absolute dates.

The two schemas contrast in important ways. The units employed by Warren are “traditions,” which may be spatially restricted but display temporal continuity. In contrast, for Wallace (1955), “horizons” or “periods” are extensive through space but restricted in time. More recent schema have been attempted to reconcile these differences. Koerper and Drover (1983) synthesized chronologies for coastal southern California and employed Wallace’s (1955) horizon terminology but used radiometric data to sequence stylistic changes observed in the artifact assemblages, which they interpreted as material indication of cultural change through time. Regardless of the overall schema to best explain the prehistory of western

Riverside County, the region can be understood within broad chronological frameworks and as the meeting ground of the coastal and desert subsistence patterns.

2.2.1 Early Holocene (11,600–7,600 BP)

Traditional models of the prehistory of California hypothesize that its first inhabitants were the big game hunting Paleoindians who lived at the close of the last Ice Age (~11,000 years BP). As the environment warmed and dried, large Ice Age fauna died out, requiring adaption by groups to survive. The western Great Basin and deserts of southern California were characterized by large pluvial (rainfall-fed) lakes, streams, marshes, and grasslands. The human response to this environment is known as the Western Pluvial Lakes Tradition (WPLT) (Moratto 1984). The WPLT is generally identified by an advanced flaked-stone industry of foliate knives/points, Silver Lake and Lake Mojave points, lanceolate bifaces, and long-stemmed points. Other flaked-stone tools include crescents, scrapers, choppers, scraper-planes, hammer stones, cores, drills, and graters. People of this period hunted diverse populations of smaller animals and collected a wide number of plants from diverse ecozones. Importantly, this period lacks widespread evidence of milling stones, and, therefore, hard seed processing was likely not widely practiced. Sites are generally found along the shores of former pluvial lakes, marshes, and streams (Moratto 1984). The desert manifestation of the WPLT is the Lake Mojave Complex, while along the coast the WPLT is seen in the San Dieguito Complex. Along the coast, rising sea levels created bays and estuaries. Following initial settlement along the coast, groups adopted marine subsistence including fish and shellfish. These shell middens contain flaked cobble tools, metates, manos, discoidals, and flexed burials and allowed for a semi-sedentary lifestyle (Byrd and Raab 2007). Eventually, shellfish became the primary source of food, while plant gathering, hunting, and fishing were less important.

2.2.2 Middle Holocene (7,600–3,650 BP)

The middle Holocene is a time of change and transition. As conditions continued to warm and dry, lakes and streams in the desert disappeared. This resulted in a shift in subsistence strategies, namely a shift to the gathering of plant seeds, grasses, and shellfish along the coast as the primary dietary staple. Fishing and the hunting of smaller animals played a less important role in day-to-day activity. This shift in subsistence is what Wallace named the Milling Stone Horizon (Wallace 1955) and this name has continued among archaeologists working on the coastal province of southern California. Large habitations are seen in the inland areas and considerable variability is seen along coastal occupation of southern California. Occupation revolved around seasonal and semi-sedentary movements in coastal Orange and San Diego Counties. Trade networks are postulated by researchers that have dated Olivella grooved rectangle shell beads as far north as central Oregon dating to 4,900–3,500 BP (Byrd and Raab 2007). Characteristics of the middle Holocene sites include ground stone artifacts (manos and metates) used for processing plant material and shellfish, flexed burial beneath rock or milling stone cairns, flaked core or cobble tools, dart points, cogstones, discoidals, and crescentics.

2.2.3 Late Holocene (3,650–233 BP)

During the late Holocene there was a migration of Takic speakers from the San Joaquin Valley into southern California (Sutton 2009). Characteristics of the late Holocene include the introduction of the bow and arrow, mortar and pestle, use of ceramics, and a change in mortuary behavior from inhumations to

cremations in southern California. This was also a period of climatic fluctuation. Paleoenvironmental data show that periods of drought alternated with cooler and moister periods (Vellanoweth and Grenda 2002; Byrd and Raab 2007; Jones et al. 2004). This resulted in dynamic regional cultural patterns with considerable local variation. Byrd and Raab (2007) suggest that foragers in southern California over-exploited high-ranked food, such as shellfish, fish, marine and land mammals, and plant remains. This led to resource depression, causing people to forage more costly resources that were more abundant.

2.3 ETHNOGRAPHIC SETTING

The project area is located within the ethnographic territory of the Gabrieleño, the Cahuilla, Luiseño, including the Juaneño, and Serrano, which each have affiliations with the lands of western Riverside County.

Gabrieleño

The Gabrieleño territory included all of the Los Angeles Basin, parts of the Santa Ana and Santa Monica Mountains, along the coast from Aliso Creek by Rancho Santa Margarita in the south to Topanga Canyon in the north, and the Southern Channel Islands of San Clemente, San Nicolas, and Santa Catalina Islands. The Gabrieleño spoke a dialect of the Cupan group of the Takic language family. This language was part of the larger Uto-Aztecan language stock which migrated west from the Great Basin. The Gabrieleño shared this language with their neighboring groups (Cahuilla, Juaneño, Luiseño, and Serrano) to the north, south, and east (Bean and Smith 1978).

Gabrieleño people lived in villages that were autonomous from other villages, forming tribelets. Each village had access to hunting, collecting, and fishing areas with smaller seasonal camps (Bean and Smith 1978). Possibly as many as 40 villages existed. Villages were typically located in or near protected coves, canyons, or foothills and were always close to bodies of water. Known Gabrieleño placenames in the area include Horuuvngna (McCawley 1996).

Typically, women gathered and men hunted and fished, although work tasks often overlapped. Acorns and shellfish were the most important food for the Gabrieleño, although the types and quantity of different foods varied by season and locale. Other important sources of food were grass and many other seed types, deer, rodentia and lepus species, quail, doves, ducks and other fowl, fish, and marine mammals. Material culture included a variety of ground stone implements (manos, metates, mortar, pestles, etc.), steatite bowls and pallets (comals), basketry, a wide variety of decorative shell objects and jewelry, bone fish hooks, bone tools, and flaked stone tools (arrow projectile points, drills, scrapers, etc.). The Gabrieleño were recorded by J.P. Harrington as users of “earth ovens” as part of a widespread technology for native peoples in southern California (Harrington 1942:9).

Cahuilla

The Cahuilla are Takic speakers and are descended from Late Prehistoric populations of the region. Takic is part of the larger Uto-Aztecan language stock which migrated west from the Great Basin (Bean and Smith 1978; Shipley 1978). A more recent publication regarding the timing of the spread of the Takic languages and if the diffusion of this language represents the replacement of groups of people or if local groups are adapting Takic-based languages has indicated the necessity of continuing this research (Sutton

2009). In the Cahuilla dialect, *ivia*, they called themselves the *Iviatim*. The word Cahuilla is likely derived from the *ivia* word for master, *kawi'a*.

Cahuilla territory included the Coachella Valley as well as the San Jacinto and Santa Rosa Mountain ranges. Bean and Shippek (1978) estimated that the Cahuilla numbered between 6,000 and 10,000 people at the time of Spanish contact. Ethnographers have divided this population by habitation locale (Mountain, Pass, and Desert) whereas the Cahuilla divided themselves by patrilineal descent clans and one of two moieties (Wildcat and Coyote). Further distinctions were made within clans of politically important and independent subsidiary lineages. These lineages occupied their own villages as documented by Cahuilla ethnographic consultants in the early twentieth century and from Franciscan mission records (Earle 2004).

The three ethnographically documented zones of Cahuilla habitation (Pass, Mountain, and Desert) serve as general guidelines for understanding their subsistence practices. In general, Mountain and Pass Cahuilla diet emphasized acorn (*salvia islay*), yucca, agave, and pinyon gathering in the mountain and foothill regions. In contrast, Desert Cahuilla focused on the gathering of mesquite, cactus, and hard seeds such as screwbean, juniper, and mesquite (Bean and Saubel 1972). These generalizations can only be broadly applied as the Cahuilla inhabiting different zones were not mutually exclusive to each other. Desert Cahuilla in the Coachella Valley retained gathering areas in the Santa Rosa Mountains or other upland regions. Desert Cahuilla also utilized the resources in the foothills. The eastern foothills of the Coachella Valley produced agave and hard seeds. Also, the foothills on the western side of the Coachella Valley produced cactus, agave, and hard seeds and, higher upslope, pinyon, for the Desert Cahuilla. Further divisions can be made for the biotic subregions of the Coachella Valley. Kelly (1977) distinguished the “agave desert” located in the Coachella Valley, the west side of the Salton Sea, and in Imperial Valley, and the “severe desert” located east and south of these regions. In Kelly’s estimation, the Cahuilla and others adapted to the agave desert but not the severe desert. This adaptation involved the seasonal movement from desert floors up into the mountain foothills.

The Cahuilla were also observed to cultivate small quantities of corn, beans, squashes, pumpkins, melons, and wheat as early as 1824 by the Romero expedition. These crops and the cultivation of them potentially made their way from the Colorado River area to the Coachella Valley. The inhabitants of the Coachella did not practice flood recessional agriculture of the Colorado River groups (Bean and Lawton 1993). Based upon ethnographic interviews, Strong (1929:38) noted that he had been told by Francisco Nombre that his grandfather told him that the cultivation of corn and other crops by the Cahuilla was a recent practice and that the Cahuilla used to obtain corn from the “Yumas.” Corn would likely have been available to the Cahuilla via exchange systems between foraging groups who had access to resources outside of the Colorado River and horticulturalists along the river. Regardless of the timing of cultivation of these crops, by the 1850s, oasis gardens and, to a lesser extent, canyon gardens were important sources of foodstuffs (Bean, Schaefer, and Vane 1995).

2.4 HISTORY

The Historical Period in California formally began in 1769 with the Spanish occupation of Alta California and the founding of the San Diego de Alcalá mission in San Diego when written records began to be compiled. Exploration of the California coast in the sixteenth and seventeenth centuries was the basis for the Spanish claim to the region. In the eighteenth century, Spain recognized that to strengthen its claim,

it would have to settle Alta California to preclude encroachment by the Russians and British. Therefore, in the latter half of the eighteenth century, Spain and the Franciscan Order founded a series of presidios, or military camps, and missions along the California coast, beginning at San Diego in 1769. The Spanish also carried out exploratory expeditions into the interior regions, including the Mojave Desert, to identify travel routes to the coast and to establish interior settlements. With the signing of the Treaty of Guadalupe-Hidalgo on February 2, 1848, California had formally become an American territory, and two years later, on September 9, 1850, California became the thirty-first state in the Union. Between those two years came a large influx of Americans seeking their fortunes; the catalyst for this influx was James Marshall's 1848 discovery of gold at Sutter's Mill (Starr 2005). The population and wealth in the early statehood years were concentrated in the northern part of the state.

Ranching was the main occupation in the southern counties; the flood and drought of the 1860s brought that era to a close, and the completion of the transcontinental railroad in 1869 opened California to agricultural settlement. Southern California was promoted as an ideal agricultural area, with fertile soil and a mild climate. Books on California painted beautiful pictures that appealed to both Americans and Europeans.

There were three land booms tied to railroad construction: (1) after the transcontinental railroad was completed, enabling easy travel to California; (2) late 1870s after the Southern Pacific was completed; and (3) 1886–1888, when the Santa Fe transcontinental line was completed. Competition between the lines incited a rate war, and both tourists and potential settlers took advantage of the low fares to come to California (Lech 2004:222).

2.4.1 Local History

The area known today as Jurupa Valley was once part of the Rancho Jurupa, an outpost of the Mission San Gabriel Arcangel. In 1838, the Mexican Governor of California, Juan Bautista Alvarado (1809-1882), granted part of this land to Don Juan Bandini (1800-1859) (Caballeria 1902: 86). The natural features of this land included the Santa Ana River and a prominent, 1,337-foot- high granite hill just north of the river called Mount Rubidoux, which served as a landmark for travelers during the 1800s (Riversidecvb.com 2022). The granite landmark was named after Louis Rubidoux (1796-1868), who purchased a portion of the Rancho Jurupa in 1849. Rubidoux was a successful rancher who also operated a winery and established the first grist mill in the area (Johnson 2005: 13). In 1897, Rubidoux built a one-story, side-gabled vernacular residence in what is now the 5575 block of Mission Boulevard in the former town that bore his name. Located approximately 1.25 miles southeast of the current project site, the site of the Rubidoux home was designated a California Historical Landmark in 1993 (Office of Historic Preservation 1993).

The principal thoroughfare through the former town of Rubidoux (now a neighborhood of the City of Jurupa Valley) was Mission Boulevard. During the 1920s and 1930s, a number of businesses were established along this main commercial street, including the Tops In Eats Café and Philan's Market at the corner of Mission Boulevard and Mennes Avenue. Located approximately .25 miles southeast of the Rubidoux home, Philan's Market marked the southern end of the business district in Rubidoux. The market's one-part commercial block architectural form typified many of the buildings in the district along Mission Boulevard. While most of these businesses served the needs of the local community, others such

as the Riverside Motor Inn, El Rio Motel, and Doug's Service Station that were established during the 1940s and 1950s that catered to the motoring public (Johnson 2005: 70-72).

The increasing availability of automobiles influenced not only the types of businesses that were established along the commercial corridor, but also the way town planners incorporated automobiles and parking areas into the design of new commercial developments. Post-World War II-era businesses such as the Rainbow Drive-In, which was located on Mission Boulevard between Riverview Drive and Avalon Street, were sited at the center and rear of the lot (rather than at the front of the property line abutting the public sidewalk and street) to allow customers to dine on the property without leaving their cars. The Stater Brothers Market at the corner of Mission Boulevard and Pontiac Street in Rubidoux also reflected modern planning principles that prioritized the parking lot and its placement within the commercial parcel. The 12,500 square-foot market was not only considered a "super" market because it had convenient off-street parking, but also because it featured modern fluorescent lighting, an air-conditioning system, and an intercom system that played music (Johnson 2005: 74).

During the 1950s and 1960s, commercial development in Rubidoux continued to spread northward along Mission Boulevard, replacing the rural agricultural character of the area with a new architectural form, the strip mall. One of the visually prominent features that distinguished the strip mall typology from the town's older commercial buildings was the large size of the parking lots. By the early 1960s, large expanses of parking areas fronting the strip malls extended across entire blocks, as opposed to the more modest parking lots that characterized Rubidoux's early 1950s commercial developments. The strip mall at 6322-6328 Mission Boulevard was among dozens of other similar commercial buildings that were constructed in the area during the early 1960s and is representative of the commercial development of that period. The property is currently owned by Nine Oak Investments, LLC.

The commercial expansion along Mission Boulevard was also reflective of the steady growth in Rubidoux's overall population, which rose from 3,798 in 1950 to 34,280 in 2010 (Wikipedia.org 2022; US Gazetteer 2010). During this period, Rubidoux was an unincorporated community in Riverside County. On March 8, 2011, Rubidoux became a neighborhood of a newly formed city when voters approved a ballot measure to incorporate and form the city of Jurupa Valley. The incorporation merged the communities of Rubidoux, Jurupa, Jurupa Hills, Glen Avon, Mira Loma, Pedley, Sky Country, Indian Hills, and Sunnyslope into the City of Jurupa Valley (Stokely 2011; USAcitiesonline.com 2022).

3 SOURCES CONSULTED

Methods and results of the EIC records search, historical map and aerial photograph review, historical group consultation, and NAHC coordination are presented below.

3.1 CULTURAL RESOURCES LITERATURE AND RECORDS SEARCH

On August 31, 2022, EIC staff conducted a literature and records search at the request of Michael Baker International. The EIC, as part of the California Historical Resources Information System, University of California, Riverside, an affiliate of the California OHP, is the official state repository of cultural resource records and reports for Riverside County. The objective of this records search was to determine whether any prehistoric or historical cultural resources had been recorded previously within an area encompassing a 1-mile radius around the project area. Due to COVID-19 pandemic issues, no maps or GIS data, and only partial report files, were provided by the EIC. As part of the records search, the following federal and California inventories were reviewed:

- California Register of Historical Resources
- California Points of Historical Interest
- California Historical Landmarks
- Archaeological Determinations of Eligibility
- National Register of Historic Places
- National Historic Landmarks

Results of the records search indicate that 43 cultural resource studies have been conducted previously within 1 mile of the project area. None of the studies involved portions of the project area (**Appendix B**).

As a result of the previous studies, 49 cultural resources have been identified within 1 mile of the project area. Four of the resources are prehistoric archaeological sites; 2 are historic isolates; 8 are historic-period archaeological sites; and 35 are built environment resources. The prehistoric resources include bedrock milling outcrops with single slicks, a ceramic scatter, and rock shelter. The historic isolates and historic-period archaeological resources are isolated bottle glass fragments, surface refuse scatters, historical foundations, water conveyance features, and a railroad spur. The built environment resources are mainly residential and commercial buildings, and segments of irrigation canals. One of the previously documented resources, Jensen-Alvarado Historic Ranch and Museum, is listed as a landmark (Landmark No. 943). None of the previously recorded cultural resources were recorded within the project area. These resources are described in **Table 1**.

TABLE 1 PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN ONE MILE OF THE PROJECT

| Primary | Trinomial | Description |
|----------------------------------|----------------|--|
| Prehistoric Archaeological Sites | | |
| P-33-003493 | CA-RIV-003493 | Bedrock milling feature with one slick |
| P-33-024652 | CA-RIV-012201 | Bedrock milling feature with one slick |
| P-33-024754 | CA-RIV-012256 | Two potential rock shelters and a ceramic scatter |
| P-33-024764 | CA-RIV-012266 | Bedrock milling feature with one slick |
| Historical Isolated Artifacts | | |
| P-33-005795 | - | One piece of amethyst glass |
| P-33-024778 | - | Bottle base |
| Historic Archaeological Sites | | |
| P-33-004162 | CA-RIV-004162 | Refuse scatter |
| P-33-005040 | CA-RIV-005040 | Water conveyance features |
| P-33-005043 | CA-RIV-005043 | Water conveyance features and a refuse scatter |
| P-33-013201 | CA-RIV-007362H | Refuse scatter |
| P-33-013238 | | Ormand Quarry structural remnants and landscaping |
| P-33-013240 | CA-RIV-007325 | Union Pacific Railroad spur |
| P-33-024768 | | Water conveyance features |
| P-33-024846 | | Ca. 1948 alignment of historic palm trees |
| Built Environment Resources | | |
| P-33-003320 | CA-RIV-003320H | Jensen-Alvarado Historic Ranch and Museum California Historic Landmark No. 943 |
| P-33-004161 | CA-RIV-004161 | West Riverside Canal Lateral No.2 |
| P-33-005044 | CA-RIV-005044 | Segment of the West Riverside Canal, a cement-lined canal |
| P-33-007413 | | 1905-1950 single-family residence: Hillis-Hise House |
| P-33-007414 | | 1898 Vernacular wood frame house: Baker's Antiques |
| P-33-007415 | | 1890s Victorian cottage single-family residence |
| P-33-007421 | | 1915 Craftsman-style single-family residence |
| P-33-007422 | | 1918-25 True Bungalow-style single-family residence |
| P-33-007423 | | 1910 Bungalow-style single-family residence |
| P-33-007424 | | 1910 Bungalow-style single-family residence |
| P-33-007725 | | 1880 mixed-style Vernacular Adobe, and Victorian single-family residence |
| P-33-007727 | | 1910 Anne-style single-family residence |

TABLE 1, CONTINUED

| Primary | Trinomial | Description |
|-------------|---------------|---|
| P-33-007729 | | 1900 Vernacular-style single-family residence |
| P-33-007730 | | 1900 Victorian (mixed style) single-family residence |
| P-33-010967 | | 1940s-1950s single-family property |
| P-33-010968 | | 1940s multi-family property |
| P-33-010969 | | 1939-1940 single-family property |
| P-33-010970 | | 1945-1946 Minimal Traditional-style multiple-family residence |
| P-33-017544 | | Sunnyslope channel, concrete-lined canal |
| P-33-011752 | | 1900-1915 Craftsman Bungalow-style single-family residence |
| P-33-011753 | | 1910 Vernacular-style single-family residence |
| P-33-013239 | CA-RIV-007324 | Pre-World War II Power transmission line |
| P-33-013967 | | 1914-1945 commercial building |
| P-33-013968 | | Post-World War II commercial building |
| P-33-013969 | | 1947 single-story commercial building, quasi-Mission style |
| P-33-013970 | | 1930s-1960s gable roofed single-family property |
| P-33-013971 | | 1950s single-family property |
| P-33-013972 | | 1950s single-family property on a rectangular plan |
| P-33-013973 | | 1950s single-family property |
| P-33-013974 | | 1940s single-family residence |
| P-33-016681 | CA-RIV-013014 | Transmission line tower |
| P-33-018084 | | 1960s Vernacular roadside commercial building |
| P-33-019793 | | 1954 commercial building |
| P-33-019794 | | 1958-1962 commercial building |
| P-33-019795 | | 1960s commercial building |

3.2 HISTORICAL MAP AND AERIAL PHOTOGRAPH REVIEW

Michael Baker International reviewed historical maps, aerial photographs, and website information about the land use history of the project area and its vicinity. Sources consulted include:

- *Township 2 South, Range 5 West, San Bernardino Meridian* Plat maps (BLM 1878, 1896)
- *San Bernardino, Calif.* 1:62,500 scale topographic quadrangle (USGS 1896)
- *San Bernardino, Calif.:* 1:62,500 scale topographic quadrangle (USGS 1898)

- *San Bernardino, Calif.:* 1:62,500 scale topographic quadrangle (USGS 1901)
- *San Bernardino, Calif.:* 1:62,500 scale topographic quadrangle (USGS 1942)
- *Fontana, Calif.:* 1:24,000 scale topographic quadrangle (USGS 1953)
- *Fontana, Calif.:* 1:24,000 scale topographic quadrangle (USGS 1967)
- *Fontana, Calif.:* 1:24,000 scale topographic quadrangle (USGS 1973)
- Aerial photo, flight C-1740 Frame a-72 (UCSB 1931)
- Aerial photo, flight C-5846 Frame 22 (UCSB 1939)
- Aerial photo, flight axm-1967_4hh-16 (UCSB 1967)

From 1878 through at least 1930, the project area is depicted as vacant, undeveloped land (BLM 1878, 1896; USGS 1901). By 1931, the project area and surrounding vicinity are depicted as agricultural land with a tree orchard. By 1942 The project area is depicted as an orchard with an alignment of windbreak trees along the south side of Mission Boulevard with one building in the upper northwest corner of the orchard. The project area continued to be used as agricultural land well into the 1940s and 1950s and possibly the early 1960s (USGS 1942, 1953, 1967, 1973; UCSB 1931, 1939, 1967). By 1966, the orchard trees were removed and the building was demolished. The project area was first developed for commercial use in the early 1960s, with the construction of the commercial building and a parking lot in 1963, and continues to be used as a commercial strip mall. APN 182-022-002 remains vacant and undeveloped.

3.3 SACRED LANDS FILE SEARCH

On July 29, 2022, Michael Baker International sent a letter describing the project to the NAHC in Sacramento and asking the commission to review its Sacred Lands File for any Native American cultural resources that might be affected by the project. Also requested were the names of Native Americans who might have information or concerns about the project area. The NAHC responded on September 9, 2022, informing Michael Baker International that a search of the Sacred Lands File provided positive results and to contact the Gabrieleño Band of Mission Indians - Kizh Nation for more information. The NAHC also provided a list of Native American contacts. No Native American consultation was completed by Michael Baker International. The City of Jurupa Valley is conducting consultation pursuant to Assembly Bill 52. The NAHC contact list and Sacred Lands File search results are in **Appendix C**.

3.4 LOCAL HISTORICAL GROUP CONSULTATION

On July 29, 2022, Michael Baker International sent a letter via email describing the project, with maps depicting the project area, to the Riverside County Heritage Association requesting any information or concerns regarding historic properties or historical resources in the project area (**Appendix D**). No response has been received to date.

4 CULTURAL RESOURCE SURVEY METHODS AND RESULTS

4.1 SURVEY METHODS

Michael Baker International archaeologist Marcel Young, BA conducted an intensive pedestrian field survey of the project area on September 7, 2022. The survey began at the northwest corner of the project area at the corner of Stobbs Way and Mission Boulevard and was completed along north-south transects spaced 10 to 15 meters (32-50 feet). The entire project area (APNs 182-022-002, 182-031-001, and 182-031-002) was accessible and surveyed systematically.

4.2 SURVEY RESULTS

4.2.1 Archaeological Survey

The project area is within a former orchard that was cleared of trees sometime during the late 1950s or early 1960s. The west half of the project area within APN 182-022-002 is an undeveloped nonactive agricultural field. Vegetation consisted of dry seasonal grasses, tumbleweeds, and a few landscaping palm trees. Ground visibility was poor (0-30%). Disturbances noted during the survey included tilling, disking, and compacting of the ground surface with imported fill and gravel in some areas. The northern entrance to this lot along Mission Boulevard has been graded and graveled. The entire lot is littered with modern refuse. Exposed soil observed consisted of reddish-brown sandy clay loam mixed with imported and native gravels and sparse cobbles (**Figure 1** and **Figure 2**).



FIGURE 1 OVERVIEW OF THE PROJECT AREA (FACING NORTH)



FIGURE 2 OVERVIEW OF THE PROJECT AREA (FACING SOUTHEAST)

The east half of the project area (APNs 182-031-001 and 182-031-002) encompasses a commercial building and a paved parking lot. The lot is entirely hardscaped with no exposed soils. No prehistoric, historical archaeological resources, or cultural material were identified within the project area during the survey.

4.2.2 Built Environment Survey

Michael Baker International surveyed the strip mall at 6322-6328 Mission Boulevard to document the current condition and construction materials. Documentation included photographs and field notes. This newly recorded commercial property contains a 16,0016,000-square-foot mall addressed as 6322-6328 Mission Boulevard. Constructed in 1963, the building is representative of the strip mall typology, with its long, main façade comprising individual storefronts set back from the street and fronted by a large parking lot. The one-story building has a concrete slab foundation set in an L-shaped plan measuring approximately 200 feet in length, 60 feet in width along the east elevation, and 100 feet along the west elevation. The building is capped with a flat roof clad with a rolled asphalt composition membrane and punctuated by a number of heating, ventilation, and air conditioning units. The north end of the roof is accented with a non-original projecting parapet clad with red barrel tiles that shelters an arcaded walkway along the building's main façade (north elevation).

The remainder of the roof is enclosed by a shallow, flat unadorned parapeted wall. Wall cladding consists of painted cementitious stucco. The main façade displays a Miesian glass curtain wall fenestrated with a regular arrangement of enframed metal and glass windows and single-leaf, glass and metal-frame commercial entry doors. A stringcourse of electrified signage below the roofline and extending across the main façade announces the names of the businesses in the strip mall. Alterations to the exterior of the building include the addition of the projecting parapet and the electric signage along the front façade. The building appears to be in overall good condition (**Figure 3**). The boundary of the resource is limited to the legal parcel boundary of APN 182-031-001 and 182-031-002.



FIGURE 3 OVERVIEW OF 6322-6328 MISSION BOULEVARD STRIP MALL (FACING SOUTH)

4.3 ARCHAEOLOGICAL SENSITIVITY ANALYSIS

Geologic data indicate that the surface of the project area is underlain by old alluvial fan deposits dating to the late to middle Pleistocene. Soil in the project area has been mapped as the Ramona series sandy loam, which likely developed from the Pleistocene geologic deposits and consequently has low sensitivity for buried prehistoric-period archaeological resources. Additionally, the project area was within an orchard and used as agricultural land between the 1930s and 1960s. The terrain through the project area has been extensively disturbed by tree removal, tilling and disking, and the construction of the commercial strip mall and parking lot. Consequently, the project area has a low potential for buried historic-period archaeological resources.

5 SIGNIFICANCE EVALUATION

Below is the CRHR evaluation of the commercial building at 6322-6328 Mission Boulevard. The evaluation is also presented in the California Department of Parks and Recreation(DPR) 523 Series Form **Appendix E**.

Criterion 1 – Under CRHR Criterion 1, the commercial building at 6322-6328 Mission Boulevard lacks a direct and important association with any events that have made a significant contribution to the broad patterns of California’s history and cultural heritage. Although the property is associated with the commercial development and growth of the City during the early 1960s, it did not contribute to that pattern of development in any significant way. The property is one of many commercial strip malls that were built throughout the area during the early 1960s, and it did not play an important role within this context. As such, the property at 6322-6328 Mission Boulevard lacks sufficient associative significance to meet CRHR Criterion 1.

Criterion 2 – Under CRHR Criterion 2, the commercial building at 6322-6328 Mission Boulevard lacks a direct association with the productive life of any person important in our past. The property is currently owned by Nine Oaks Investments. Research, however, did not uncover any individual associated with this company who made a significant and demonstrable contribution to history. Research into the current and previous tenants of the property did not reveal the names of any individuals in the city directories at Ancestry.com or the Library of Congress (Pacific Telephone 1963).

Criterion 3 – Under CRHR Criterion 3, the commercial building at 6322-6328 Mission Boulevard is an undifferentiated example of an early 1960s strip mall. While the property embodies many of the characteristic features of a strip mall—including its substantial setback from the public right-of-way, simple front façade oriented toward the parking area, and a straight line of stores tied together by a covered walkway—the front façade alterations (particularly the addition of a non-original projecting parapet over the walkway) obscures the original design, rendering the building an undistinguished example of the strip mall typology. Online archival research did not yield any information on the original architect of the property, nor did it indicate that the contractor, Ernest W. Hahn, was a master builder. Further, the property is not known to represent the work of an important creative individual or possess high artistic values. As an undistinguished strip mall, the property at 6322-6328 Mission Boulevard lacks sufficient design and construction value to meet CRHR Criterion 3.

Criterion 4 – Under CRHR Criterion 4, the commercial building at 6322-6328 Mission Boulevard is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historical construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the property lacks significance under CRHR Criterion 4.

The property at 6322-6328 Mission Boulevard lacks sufficient significance to meet any of the criteria for listing in the CRHR. To be eligible for listing in the CRHR, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and is able to convey its significance. In the specific case of the subject property, an integrity analysis was considered immaterial because the evaluation found that the property

lacked the necessary significance to warrant further analysis of its physical and historic integrity. Consequently, the evaluation determined that the commercial building at 6322-6328 Mission Boulevard is not a historical resource for the purposes of CEQA as defined under PRC § 5024.1 and 14 CCR § 15064.5(a).

6 FINDINGS AND RECOMMENDATIONS

The EIC records search, literature review, field survey, historical society consultation, and CRHR evaluation of 6322-6328 Mission Boulevard identified no historical resources, as defined by CEQA Section 15064.5(a), within the project area. Additionally, prehistoric and historic-period archaeological sensitivity is considered low due to soil type and previous disturbance and development.

There is potential to identify archaeological resources during the course of earth-moving activities; therefore, the following standard mitigation measures are recommended for the project.

CUL-1: In the event that archaeological resources are encountered during the course of ground-disturbing activities, work shall be temporarily halted in the vicinity of the find (within a 50-foot buffer) and the project proponent shall retain a qualified professional archaeologist meeting the Secretary of the Interior's Standards for archaeology to evaluate the significance of the find and determine appropriate treatment for the resource in accordance with California Public Resources Code Section 21083.2(l) and the provisions of the California Environmental Quality Act. The qualified archaeologist shall have the authority to modify the no-work radius as appropriate, using professional judgment.

CUL-2: In the event of discovering human remains, the provisions of the California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Sections 5097.9 through 5097.99 should be followed. Ground-disturbing activities should cease, and the police and 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, who will complete an inspection of the site and provide recommendations for the treatment of the remains.

7 PROFESSIONAL QUALIFICATIONS

Report preparation efforts were led by Michael Baker International Senior Archaeologists Kholood Abdo, MA, RPA. The pedestrian survey was completed by Archaeologist Marcel Young, BA. Architectural Historian Monte Kim, PhD, conducted the CRHR evaluation. This report was reviewed for quality control by Senior Cultural Resources Manager Margo Nayyar, MA.

Ms. Abdo is an archaeologist with 26 years of experience in prehistoric and historical archaeology and cultural resources management. Her experience includes writing technical reports, including National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), and CEQA compliance documents. She has supervised and managed all phases of archaeological fieldwork, including survey, Phase II testing and evaluations and data recovery, and monitoring at sites throughout California and Arizona since 1999. In her current capacity as senior archaeologist and laboratory director, Ms. Abdo oversees the processing, analysis, and curation of artifact collections from both prehistoric and historical sites. Her cultural material analysis experience includes flaked and ground stone lithics, glass, prehistoric and historic ceramic, and bead analysis. Ms. Abdo meets the Secretary of the Interior's Professional Qualification Standards for prehistory and historical archaeology.

Mr. Young has worked in various capacities in cultural resource management since 2013. He is experienced in surveying and conducting recordings and evaluations of historic and prehistoric archaeological sites in California. Mr. Young is versed in conducting fieldwork within frameworks of Section 106 of the NHPA, NEPA, and CEQA. He has participated in projects in several phases of archaeology: Phase I pedestrian, extended Phase I testing, shovel test surveys, buried site testing, Phase III data recovery, and Phase IV monitoring.

Mr. Kim has experience in all phases of regulatory compliance under Section 106 of the NHPA, Section 4(f) of the Department of Transportation Act, NEPA, and CEQA. He has more than 20 years of professional experience and meets the Secretary of Interior's professional qualifications standards in history and architectural history. He has experience in the inventory and evaluation of resources within the historic built environment, as well as the assessment of effects on historic properties. He has authored or co-authored nominations for the National Register of Historic Places and has overseen the documentation of historic properties in accordance with the standards required for the Historic American Buildings Survey and the Historic American Engineering Record. He has developed and implemented mitigation measures, treatment plans, resource-specific protection plans, and interpretive plans for large, transportation-related projects. Additionally, he has experience consulting with State Historic Preservation Officers and drafting Programmatic Agreements and Memorandum of Agreement documents for government agencies. He meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

Ms. Nayyar is a senior cultural resources manager with 12 years of experience in California, Nevada, Arizona, Idaho, Texas, and Mississippi. Her experience includes built environment surveys, evaluation of historic-era resources using guidelines outlined in the National and California Registers, and preparation of cultural resources technical studies pursuant to CEQA and Section 106 of the NHPA, including identification studies, finding of effect documents, memorandum of agreements, programmatic

agreements, and Historic American Buildings Survey, Historic American Engineering Record, and Historic American Landscapes Survey mitigation documentation. She prepares cultural resources environmental document sections for CEQA environmental documents including infill checklists, initial studies, and environmental impact reports, as well as NEPA environmental documents including environmental impact statements. She also specializes in municipal preservation planning, historic preservation ordinance updates, Native American consultation, and provision of Certified Local Government training to interested local governments. She develops Survey 123 and Esri Collector applications for large-scale historic resources surveys and authors National Register nomination packets. Ms. Nayyar meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

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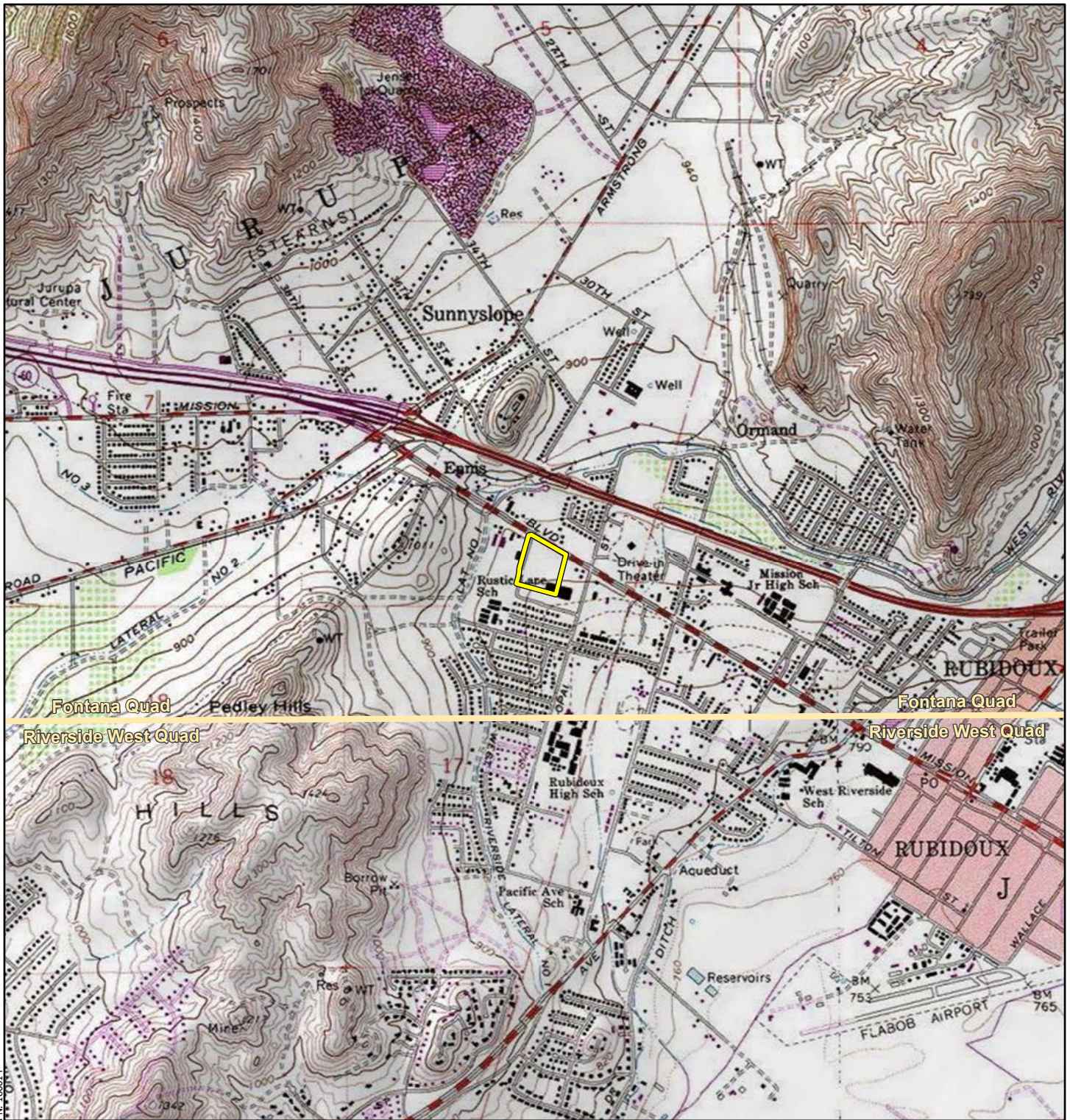
Appendix A

Figures



 Project Location

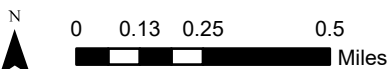




PN: 186514

 Project Site

MISSION VILLAGE SHOPPING CENTER PROJECT
 CITY OF JURUPA VALLEY
Project Vicinity



Source: Esri, ArcGIS Online, USGS 7.5-Minute topographic quadrangle maps: Jurupa Valley, California

Figure 2



PN: 186514

 Project Site



Appendix B
EIC Cultural Resource
Records Search

| ReportNum | OtherIDs | Authors | CitYear | CitTitle | CitPublisher | ReportType | InventorySize |
|-----------|---|--------------------------------------|---------|---|---|--|-----------------------------|
| RI-00141 | NADB-R - 1080175; Voided - MF-0126 | Sarah H. Schlanger | 1974 | Environmental Impact Evaluation: Archaeology of Proposed Additions to the Indian Hills Housing Development, City of Pedley, Riverside County, California, UCRARCU #119 | Archaeological Research Unit, U.C. Riverside | Archaeological, Field study | 1000 Acres surveyed |
| RI-00142 | NADB-R - 1085063; Voided - MF-0126 | Beth Padon | 1996 | Final Archaeological Assessment for Access Road, Upper Feeder Pipeline, Riverside County, California | Petra Riverside, Irvine, CA | Archaeological, Field study | 1.3 Acres surveyed |
| RI-00241 | NADB-R - 1080298; Voided - MF-0226 | Renee Giansanti | 1977 | Environmental Impact Assessment: Archaeological Survey for the Proposed Jurupa Community Services District Alternative 1, Water System, Riverside, County, California | Archaeological Research Unit, U.C. Riverside | Archaeological, Field study | 8 Acres surveyed |
| RI-00270 | NADB-R - 1080324; Voided - MF-0244 | Donald Lipp | 1977 | Environmental Impact Evaluation: Archaeological Survey of the Proposed Interceptor Facility to City of Riverside Water Quality Control Plant, Riverside County, California | Archaeological Research Unit, U.C. Riverside | Archaeological, Field study | 100 Acres surveyed |
| RI-00979 | NADB-R - 1081029; Voided - MF-0889 | Carol Colquehoun | 1980 | Archaeological Survey Report: Archaeology Survey of a 534 Acre Parcel of Property Near Rubidoux, Riverside County, California | Archaeological Associates, Ltd., Costa Mesa, CA | Archaeological, Field study | 534 Acres surveyed |
| RI-01505 | NADB-R - 1081779; Voided - MF-1589 | LERCH, MICHAEL K. | 1982 | CULTURAL RESOURCES ASSESSMENT OF THE SANTA ANA REGIONAL INTERCEPTOR, REACHES IV-D AND IV-E, SAN BERNARDINO AND RIVERSIDE COUNTIES, CALIFORNIA | SAN BERNARDINO COUNTY MUSEUM ASSOCIATION | Archaeological, Field study, Literature search | 128 Acres surveyed |
| RI-01506 | NADB-R - 1084330; Submitter - 92-65; Voided - MF-1589 | SEYMOUR, GREGORY and DAVID DOOK | 1992 | THE SANTA ANA REGIONAL INTERCEPTOR PROJECT, SAWPA-SARI REACHES IV D&E; A CULTURAL RESOURCE SURVEY OF AN 18 MILE RIGHT OF WAY FROM MIRA LOMA TO COLTON, RIVERSIDE & SAN BERNARDINO COUNTIES. | SWCA ENVIRONMENTAL CONSULTANTS | Archaeological, Field study | 18 Miles x 66 Feet surveyed |
| RI-01626 | NADB-R - 1081915; Voided - MF-1721 | MCINTYRE, MICHAEL J. | 1981 | NARRATIVE REPORT OF FIELD SURVEY AND RECOMMENDATIONS - JENSEN RANCH HISTORIC PARK | ARCHAEOLOGICAL RESEARCH UNIT, U.C. RIVERSIDE | Archaeological, Field study, Literature search | 53.7 Acres surveyed |
| RI-01627 | NADB-R - 1082752; Voided - MF-1721 | SWOPE, KAREN K. | 1988 | TEST TRENCHING TO SEARCH FOR REMNANTS OF HISTORIC STRUCTURES AT THE JENSEN RANCH (CA-RIV-3220-H), LOCATED IN THE RUBIDOUX AREA OF RIVERSIDE COUNTY, CALIFORNIA | ARCHAEOLOGICAL RESEARCH UNIT, U.C. RIVERSIDE | Evaluation, Excavation | |
| RI-01628 | NADB-R - 1083222; Voided - MF-1721 | DE MUNCK, VICTOR | 1989 | ARCHAEOLOGICAL MONITORING OF A HISTORIC REFUSE DUMP LOCATED AT THE JENSEN-ALVARADO RANCH (CA-RIV-3320-H) IN THE RUBIDOUX AREA OF RIVERSIDE COUNTY, CALIFORNIA. | ARCHAEOLOGICAL RESEARCH UNIT | Monitoring | |
| RI-01629 | NADB-R - 1084446; Submitter - 946; Voided - MF-1721 | SWOPE, KAREN K. | 1989 | ARCHAEOLOGICAL TESTING OF A HISTORIC REFUSE DUMP AT THE JENSEN-ALVARADO RANCH (CA-RIV-3320-H), LOCATED IN THE RUBIDOUX AREA OF RIVERSIDE COUNTY, CALIFORNIA. | ARCHAEOLOGICAL RESEARCH UNIT | | |
| RI-02371 | NADB-R - 1080623 | WHITE, LAURIE S. and ROBERT S. WHITE | 2003 | RESULTS OF AN EMERGENCY ARCHAEOLOGY MONITORING PROGRAM FOR A WATER LINE REPAIR PROJECT, JENSEN-ALVARADO RANCH, RUBIDOUX, RIVERSIDE COUNTY | ARCHAEOLOGICAL ASSOCIATES, INC. | Monitoring | |
| RI-02380 | NADB-R - 1082878; Submitter - 971; Voided - MF-2621 | PARR, ROBERT E. | 1988 | A CULTURAL RESOURCES ASSESSMENT OF RIO VISTA PROJECT LOCATED IN THE JUNIPER AREA OF RIVERSIDE COUNTY, CALIFORNIA | ARCHAEOLOGICAL RESEARCH UNIT, U.C. RIVERSIDE | Archaeological, Field study | 840 Acres surveyed |
| RI-02595 | NADB-R - 1083075; Voided - MF-2812 | DROVER, CHRISTOPHER E. | 1989 | AN ARCHAEOLOGICAL ASSESSMENT OF QUARTZ SUMMIT RUBIDOUX, CALIFORNIA. | AUTHOR(S) | Archaeological, Field study | 170 Acres surveyed |

| ReportNum | OtherIDs | Authors | CitYear | CitTitle | CitPublisher | ReportType | InventorySize |
|-----------|---|--|---------|--|------------------------------|---|----------------------|
| RI-02598 | NADB-R - 1083078; Voided - MF-2815 | ARKUSH, BROOKE S. | 1989 | A CULTURAL RESOURCES ASSESSMENT OF TENTATIVE TRACT 24784, LOCATED IN THE PEDLY HILLS AREA OF WESTERN RIVERSIDE COUNTY, CALIFORNIA. | ARCHAEOLOGICAL RESEARCH UNIT | Archaeological, Field study | 16 Acres surveyed |
| RI-03185 | NADB-R - 1083746; Voided - MF-3404 | KNELL, EDWARD J. | 1991 | CULTURAL RESOURCE RECONNAISSANCE OF TENTATIVE TRACT 26366, RIVERSIDE COUNTY, CALIFORNIA | RMW PALEO ASSOCIATES, INC. | Archaeological, Field study | 20 Acres surveyed |
| RI-04400 | NADB-R - 1085724; Submitter - 584; Voided - MF-4902 | LOVE, BRUCE, BAI "TOM" TANG, MICHAEL HOGAN, and MARIAM DAHDUL | 2000 | IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES MISSION/ LA RUE SENIOR HOUSING PROJECT, IN THE COMMUNITY OF RUBIDOUX RIVERSIDE COUNTY, CALIFORNIA. | CRM TECH | Archaeological, Field study | 9.72 Acres surveyed |
| RI-04426 | NADB-R - 1085775; Submitter - 835; Voided - MF-4935 | LOVE, BRUCE, BAI "TOM" TANG, DANIEL BALLESTER, LAURA HENSLEY SHAKER, and MARIAM DUHDUL | 2002 | IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES: RUBIDOUX COMMUNITY LIBRARY & ADMINISTRATION FACILITY, IN THE COMMUNITY OF RUBIDOUX, RIVERSIDE COUNTY, CALIFORNIA | CRM TECH | Archaeological, Field study | 6.1 Acres surveyed |
| RI-04636 | NADB-R - 1085995 | KELLER, JEAN A. | 2002 | A PHASE I CULTURAL RESOURCES ASSESSMENT, TENTATIVE TRACT MAP 30288, 56.9 ACRES OF LAND NEAR GLEN AVON, RIVERSIDE COUNTY, CALIFORNIA | AUTHOR | Archaeological, Field study | 56.9 Acres surveyed |
| RI-05044 | NADB-R - 1086406; Submitter - 01-05-02-1040 | MCKENNA ET AL. | 2005 | A PHASE I CULTURAL RESOURCES INVESTIGATION FOR TENTATIVE TRACT NO. 31661, APPROXIMATELY 183 ACRES OF LAND IN THE JURUPA HILLS AREA OF RIVERSIDE COUNTY, CALIFORNIA | MCKENNA ET AL. | Archaeological, Field study | 183 Acres surveyed |
| RI-05690 | NADB-R - 1087053; Submitter - CA-8876 | Erika Thal | 2004 | Letter Report: Proposed Cellular Tower Projects in Riverside County, California, Site Name/Number: CA-8876 / Sunslope | EarthTouch, Inc. | Literature search | |
| RI-06113 | NADB-R - 1087476 | AISLIN-KAY, MARNIE | 2004 | LETTER REPORT: CULTURAL RESOURCE RECORDS SEARCH AND SITE VISIT RESULTS FOR CINGULAR TELECOMMUNICATIONS FACILITY CANDIDATE SC-210-01 (OAK QUARRY GOLF CLUB), 6875 34TH STREET, SUNNYSLOPE, RIVERSIDE COUNTY, CA | MICHAEL BRANDMAN ASSOCIATES | Archaeological, Field study | 0.25 Acres surveyed |
| RI-06217 | NADB-R - 1087580; Submitter - PROJECT NUMBER: CA-8877C | Carla Allred | 2006 | Letter Report: Proposed Cellular Tower Project(s) in Riverside County, California, Site Number(s)/Name(s): CA-8877C/Rodeo TCNS# 11394 | EarthTouch, Inc. | Archaeological, Field study | ca. 1 Acres surveyed |
| RI-06218 | NADB-R - 1087581; Submitter - PROJECT NUMBER: LA-0788A | Carla Allred | 2006 | Letter Report: Proposed Cellular Tower Project(s) in Riverside County, California, Site Number(s)/ Name(s): LA-0788A/ T-Mobile IE-04155A TCNS#16654 | EarthTouch, Inc. | Archaeological, Field study | ca. 1 Acres surveyed |
| RI-06386 | NADB-R - 1087749; Submitter - CONTRACT #1551 | TANG, BAI, MICHAEL HOGAN, MATTHEW WETHERBEE, and DANIEL BALLESTER | 2005 | HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT, RIO VISTA SPECIFIC PLAN AMENDEMENT, NEAR THE COMMUNITY OF RUBIDOUX, RIVERSIDE COUNTY, CA | CRM TECH | Archaeological, Field study | 918 Acres surveyed |
| RI-06726 | NADB-R - 1088093; Submitter - LSA PROJECT NO. RCM330 | GOODWIN, RIORDAN L. | 2003 | CULTURAL RESOURCE ASSESSMENT: RUBIDOUX RESIDENTIAL PROJECT, RIVERSIDE COUNTY, CALIFORNIA | LSA ASSOCIATES, INC. | Archaeological, Evaluation, Field study | 160 Acres surveyed |

| ReportNum | OtherIDs | Authors | CitYear | CitTitle | CitPublisher | ReportType | InventorySize |
|-----------|--|---|---------|---|-------------------------------------|--|--------------------------------|
| RI-06811 | | Hudlow, Scott M. | 2006 | A Phase I Cultural Resource Survey for Sunnyslope Ca 2, 7087 Missson Boulevard, Riverside County, California | Hudlow Cultural Resource Associates | Archaeological, Field study | 0.25 Acres surveyed |
| RI-07508 | | Crull, Scott | 2007 | Final Report for the Mitigation Monitoring of the Jensen/Alvarado ranch Winery Stabilization Project, County of Riverside, California | L&L Environmental, Inc. | Excavation, Monitoring | ca. 1 Acres monitored |
| RI-07553 | | Smith, Brian F. and James Clifford | 2004 | A Cultural Resources Survey for the Rubidoux Seven-Acre Project, Riverside County, California | Brian F. Smith and Associates | Archaeological, Field study | 7 Acres surveyed |
| RI-07741 | Submitter - CRM TECH Contract No. 2173 | Eddy, John J. and Michael Hogan | 2008 | PHASE I ARCHAEOLOGICAL ASSESSMENT: ASSESSORS PARCEL NUMBER 177-250-010, IN THE COMMUNITY OF RUBIDOUX, RIVERSIDE COUNTY, CALIFORNIA | CRM TECH | Archaeological, Field study | ca. 0.36 Acres surveyed |
| RI-07771 | | Bonner, Wayne H. and Marnie Aislin-Kay | 2007 | Letter Report: CULTURAL RESOURCES RECORDS SEARCH AND SITE VISIT RESULTS FOR T-MOBILE FACILITY CANDIDATE IE25786A (HOUSTON FAB), 6879 GRANITE HILL DRIVE, RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA. | Michael Brandman Associates | Literature search | ca. 0.25 Acres surveyed |
| RI-08123 | Submitter - 647 | Bruce Love | 2001 | Letter Report: Archaeological Monitoring of Earth-Moving Activities Mission/L Rue Senior Apartments Project Rubidoux, Riverside, County, California | CRM Tech, Colton, California | Monitoring | |
| RI-08317 | | Wayne H. Bonner and Sarah A. Williams | 2009 | Letter Report: Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate IE04674E, (VZW Quarry Center) 6842 Sierra Avenue, Riverside, Riverside County, California. | Michael Brandman Associaes (MBA) | Archaeological, Field study, Literature search | ca. 900 Square meters surveyed |
| RI-08549 | Submitter - CRM TECH Project No. 2498; Submitter - CRM TECH Project No. 2498 | Bai "Tom" Tang, Michael Hogan, Terri Jacquemain, and Daniel Ballester | 2011 | Master Planned Development Project: Mission Plaza | CRM TECH | Archaeological, Field study | |
| RI-08772 | | Terri Jacquemain | 2010 | Historical/Archaeological Resources Survey Report: Jurupa Community Services District Sewer System Capital Improvements Project, Jurupa Area, Riverside County, California | CRM TECH | Archaeological, Field study | |
| RI-09306 | | Jeanette McKenna | 2015 | A Phase I Cultural Resources Investigation of the Property at 6240 E. Mission Blvd., Assessor Parcel No. 182-032-007, City of Jurupa Valley, Riverside County, California | McKENNA et al. | Archaeological, Architectural/Historical | |
| RI-09578 | | Riodan Goodwin | 2016 | Cultural Resources Assessment, Jurupa Valley 7-11 Project, City of Jurupa Valley County of Riverside, California | LSA | Archaeological, Field study | |

| ReportNum | OtherIDs | Authors | CitYear | CitTitle | CitPublisher | ReportType | InventorySize |
|-----------|-------------------------------|--|---------|--|-------------------------------------|---|---------------|
| RI-09730 | | Jennifer M. Sanka and Leslie Nay Irish | 2016 | Phase 1 Cultural Resources Assessment Rio Vista, Specific Plan 243A1 Project City of Jurupa Valley, Riverside County, California | L&L Environmental, Inc. | Archaeological, Architectural/Historical, Field study | |
| RI-10178 | | Riordan Goodwin | 2018 | RHA Property Project Jurupa Valley Riverside County, Riverside | LSA | Archaeological, Literature search | |
| RI-10252 | | Andrew J. Garrison and Brian F. Smith | 2017 | Phase I Cultural Resources Survey for the TTM 37109 Project, City of Jurupa Valley, County of Riverside | Brian F. Smith and Associates, Inc. | Archaeological, Literature search | 1.75 acres |
| RI-10379 | | Andrew J. Garrison and Brian F. Smith | 2018 | A CLASS III HISTORIC RESOURCE STUDY FOR THE HABITAT CANAL PROJECT FOR SECTION 106 COMPLIANCE | Brian F. Smith and Associates | Archaeological | 0.48 acres |
| RI-10482 | Other - GIL1801 | David Brunzell and Nicholas Shepetuk | 2018 | Cultural Resources Assesment 4151 Soto Street Project Jurupa Valley, Riverside County, California | BCRconsulting LLC | Archaeological, Literature search, Monitoring | NA |
| RI-10729 | Other - SBA Site CA40679-T-01 | Carole Denardo | 2019 | CULTURAL RESOURCE RECORDS SEARCH AND SITE SURVEY SBA SITE CA40679-T-01 | ACE ENVIRONMENTAL LLC | Literature search, Monitoring | .50 miles |

| PrimaryString | TrinomialString | OtherIDs | ResType | Age | InfoBase | Attribs | ResourceDisclosure | ResourceCollections | Reports |
|---------------|-----------------|---------------------|------------------------|-------------|----------|------------|---------------------|---------------------|--|
| P-33-003320 | CA-RIV-003320H | Voided - 33-00976 | Building, Site | Historic | | | Not for publication | No | RI-01506, RI-01628, RI-01629, RI-01630, RI-04587, RI-08555 |
| P-33-003493 | CA-RIV-003493 | | | Prehistoric | | | Not for publication | No | RI-02380, RI-06386, RI-09730 |
| P-33-004161 | CA-RIV-004161 | Other - EH-1 | Site | Historic | Survey | AH06 | Unrestricted | No | RI-03185, RI-06998, RI-09258 |
| P-33-004162 | CA-RIV-004162 | Other - EH-2 | Site | Historic | Survey | AH04 | Not for publication | No | RI-03185 |
| P-33-005040 | CA-RIV-005040 | | | Historic | | | Not for publication | Unknown | RI-01506 |
| P-33-005043 | CA-RIV-005043 | | | Historic | | | Not for publication | No | RI-01506 |
| P-33-005044 | CA-RIV-005044 | | Site | Historic | Survey | AH06; HP20 | Not for publication | No | RI-01506, RI-08095 |
| P-33-005795 | | Other - EI-1 | Site | Historic | Survey | AH04 | Not for publication | No | RI-03185 |
| P-33-007413 | | | | Historic | | | Not for publication | No | RI-08555 |
| P-33-007414 | | | | Historic | | | Not for publication | No | |
| P-33-007415 | | | | Historic | | | Not for publication | No | |
| P-33-007421 | | | | Historic | | | Not for publication | No | |
| P-33-007422 | | | | Historic | | | Not for publication | No | |
| P-33-007423 | | | | Historic | | | Not for publication | No | RI-08555 |
| P-33-007424 | | | | Historic | | | Not for publication | No | |
| P-33-007725 | | | | Historic | | | Not for publication | Unknown | RI-08555 |
| P-33-007727 | | Other - Mt. Calvary | Building | Historic | Survey | HP02; HP33 | Unrestricted | Unknown | |
| P-33-007729 | | | | Historic | | | Not for publication | Unknown | RI-08555 |
| P-33-007730 | | | | Historic | | | Not for publication | Unknown | RI-08555 |
| P-33-010967 | | | Building | Historic | | | | | RI-08555 |
| P-33-010968 | | | Building | Historic | | | | | RI-08555 |
| P-33-010969 | | | Building | Historic | | | | | RI-08555 |
| P-33-010970 | | | Building | Historic | | | | | RI-08555 |
| P-33-011752 | | Other - Ser. No. 25 | Building | Historic | Survey | HP02 | Unrestricted | No | RI-08772 |
| P-33-011753 | | Other - Ser. No. 25 | Building | Historic | Survey | HP02 | Not for publication | No | |
| P-33-013201 | CA-RIV-007362H | Other - CRM TECH | Site | Historic | Survey | AH04 | Not for publication | No | RI-06197 |
| P-33-013238 | | Other - Ormand Qu | Site | Historic | | | Not for publication | No | RI-06726, RI-09730 |
| P-33-013239 | CA-RIV-007324 | Other - Bloomingto | Structure, Other | Historic | Survey | HP39 | Not for publication | No | RI-06386, RI-06726, RI-08772, RI-08773 |
| P-33-013240 | CA-RIV-007325 | Other - Union Pacif | Structure, Site, Other | Historic | Survey | AH07; HP37 | Unrestricted | No | RI-06726, RI-08772 |
| P-33-013967 | | | | Historic | | | Unrestricted | No | |

| PrimaryString | TrinomialString | OtherIDs | ResType | Age | InfoBase | Attribs | ResourceDisclosure | ResourceCollections | Reports |
|---------------|-----------------|---------------------------|---------|-------------|----------|------------|---------------------|---------------------|------------------------------|
| P-33-013968 | | | | Historic | | | Unrestricted | No | |
| P-33-013969 | | | | Historic | | | Unrestricted | No | |
| P-33-013970 | | | | Historic | | | Unrestricted | No | RI-08555 |
| P-33-013971 | | | | Historic | | | Unrestricted | No | |
| P-33-013972 | | | | Historic | | | Unrestricted | No | RI-08555 |
| P-33-013973 | | | | Historic | | | Unrestricted | No | RI-08555 |
| P-33-013974 | | | | Historic | | | Unrestricted | No | RI-08555 |
| P-33-016681 | CA-RIV-013014 | Other - Southern S Site | | Historic | Survey | AH15 | Not for publication | No | RI-08536, RI-08772, RI-09730 |
| P-33-017544 | | Other - RCF-8 | | Historic | | | Not for publication | No | |
| P-33-018084 | | Other - Perrone's G | | Historic | | | Unrestricted | Unknown | |
| P-33-019793 | | Other - CRM TECH | | Historic | | | Not for publication | Unknown | |
| P-33-019794 | | Other - CRM TECH | | Historic | | | Not for publication | Unknown | |
| P-33-019795 | | Other - CRM TECH | | Historic | | | Unrestricted | Unknown | |
| P-33-024652 | CA-RIV-012201 | Other - 061615-SLI Site | | Prehistoric | Survey | | Not for publication | No | |
| P-33-024754 | CA-RIV-012256 | Other - 061515- Sh Site | | Prehistoric | | AP03; AP14 | Restricted | No | RI-09730 |
| P-33-024764 | CA-RIV-012266 | Other - 061615-Slic Site | | Prehistoric | Survey | AP04 | Restricted | No | RI-09730 |
| P-33-024768 | | Other - 061615-Tar Object | | Historic | Survey | AH05 | Unrestricted | No | RI-09730 |
| P-33-024778 | | Other - 061615-Gla Other | | Historic | Survey | AH04 | Unrestricted | No | RI-09730 |
| P-33-024846 | | Other - Palms of P& Site | | Historic | Survey | AH03; HP30 | Unrestricted | No | |

Appendix C

NAHC Sacred Lands

File Search

NATIVE AMERICAN HERITAGE COMMISSION

September 9, 2022

Kholood Abdo
Michael Baker International

Via Email to: Kholood.Abdo@mbakerintl.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Jurupa Valley Retail Center Project, Riverside County

Dear Ms. Abdo:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
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West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Tribal Consultation List
Riverside County
9/9/2022**

**Agua Caliente Band of Cahuilla
Indians**

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5401 Dinah Shore Drive Cahuilla
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**Campo Band of Diegueno
Mission Indians**

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**Ewiaapaayp Band of Kumeyaay
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Mission Indians**

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Indians - Kizh Nation**

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Cahuilla Band of Indians

Daniel Salgado, Chairperson
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Chairman@cahuilla.net

**Gabrieleno/Tongva San Gabriel
Band of Mission Indians**

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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 Jurupa Valley Retail Center Project, Riverside County.

**Native American Heritage Commission
Tribal Consultation List
Riverside County
9/9/2022**

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Cahuilla
Serrano

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Cahuilla
Serrano

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**Native American Heritage Commission
Tribal Consultation List
Riverside County
9/9/2022**

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Serrano Nation of Mission Indians

Mark Cochrane, Co-Chairperson
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jontiveros@soboba-nsn.gov

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**Native American Heritage Commission
Tribal Consultation List
Riverside County
9/9/2022**

***Soboba Band of Luiseno
Indians***

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Cahuilla
Luiseno

***Torres-Martinez Desert Cahuilla
Indians***

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thomas.tortez@torresmartinez-
nsn.gov

Cahuilla

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- 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 positive. Please contact the Gabrieleno Band of Mission Indians – Kizh Nation on the attached list for more information.

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, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

Appendix D Local Historical Group Consultation

I N T E R N A T I O N A L

July 29, 2022

RIVERSIDE COUNTY HERITAGE ASSOCIATION

P.O. Box 21168

Riverside, CA 92516

Attn: Steve Lech

Via email: rivcokid@gmail.com

RE: LOCAL HISTORICAL GROUP CONSULTATION FOR THE JURUPA VALLEY RETAIL CENTER PROJECT, CITY OF JURUPA VALLEY, RIVERSIDE COUNTY, CALIFORNIA

Dear Mr. Lech:

Michael Baker International is conducting a cultural resources investigation for the Jurupa Valley Retail Center Project (Project) located in the city of Jurupa Valley, Riverside County, California as depicted on the accompanying figures (see **Attachment 1**).

The proposed project consists of the construction of a commercial retail center, comprised of seven buildings (totaling 72,100 square feet), including a grocery store and fitness center. The project includes parking, drainage improvements, and sidewalk frontage. The site is currently surrounded by existing retail development.

The project is subject to the California Environmental Quality Act (CEQA). Please notify us if your organization has any information or concerns about historical resources within the project site. This is not a research request; it is solely a request for public input related to any concerns that the Riverside County Heritage Association may have pertaining to historical resources. If you have any questions or comments, please contact me at your earliest convenience at Kholood.Abdo@mbakerintl.com or at (909) 974-4975.

Sincerely,



Kholood Abdo, M.A., RPA

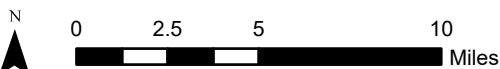
Attachment: Figures



 Project Location

JURUPA VALLEY RETAIL CENTER PROJECT

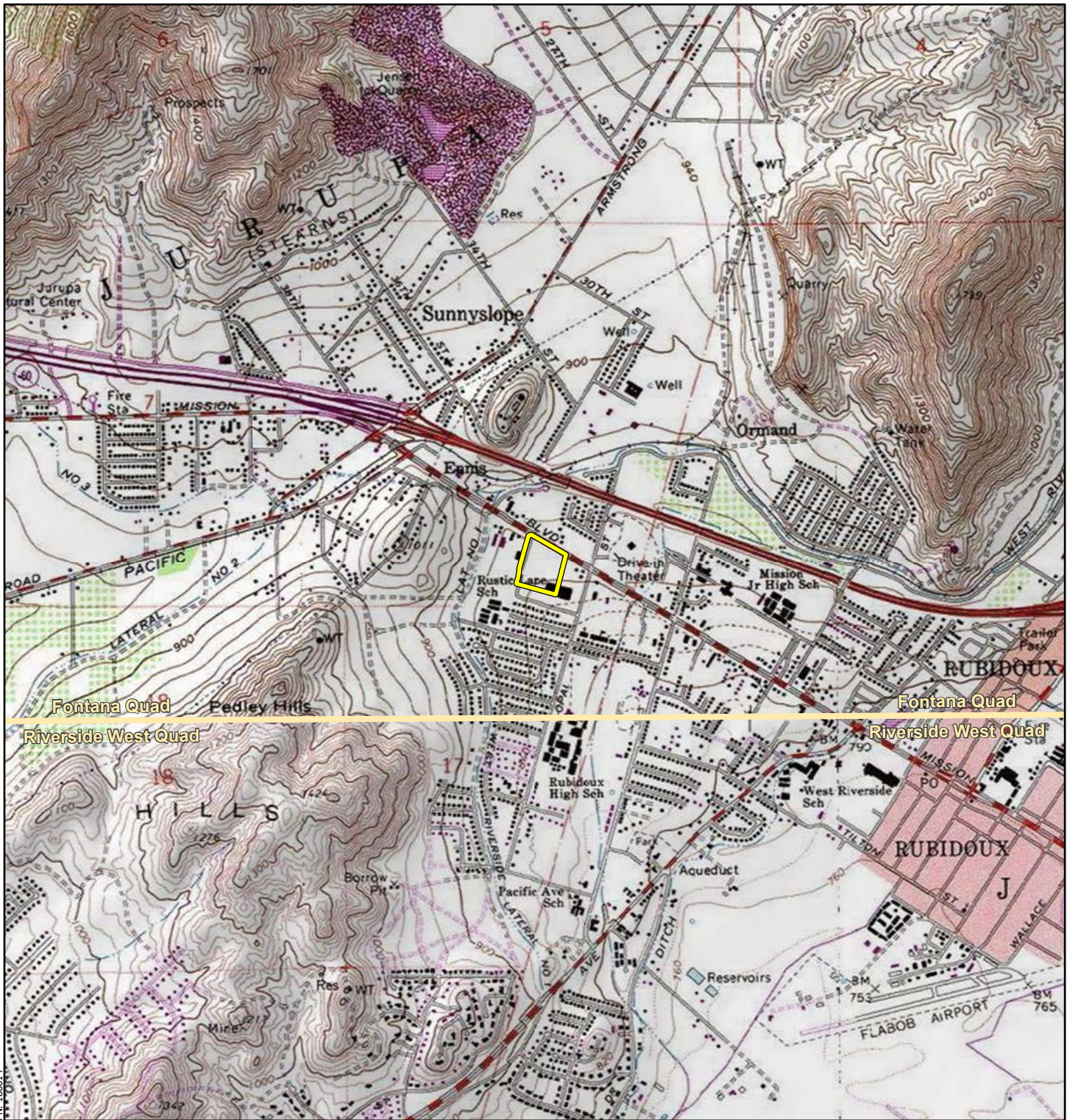
Michael Baker
INTERNATIONAL



Source: Esri, ArcGIS Online, National Geographic World Map: Jurupa Valley, California

Regional Vicinity

Figure 1

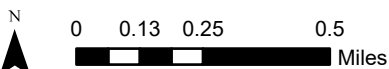


PN: 186514

 Project Site

FONTANA USGS 7.5-MINUTE TOPOGRAPHIC QUAD

JURUPA VALLEY RETAIL CENTER PROJECT



Project Vicinity

Source: Esri, ArcGIS Online, USGS 7.5-Minute topographic quadrangle maps: Jurupa Valley, California

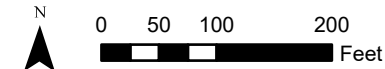
Figure 2



PN: 186514

 Project Site

JURUPA VALLEY RETAIL CENTER PROJECT



Source: Esri, ArcGIS Online, 2021 Nearmap Imagery: Jurupa Valley, California

Project Area

Figure 3

Michael Baker
INTERNATIONAL

Appendix E
California Department
of Parks and Recreation
(DPR) 523 Series Form

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 13

*Resource Name or #: 6322-6328 Mission Boulevard

P1. Other Identifier: None

*P2. Location: Unrestricted

*a. County Riverside

*b. USGS 7.5' Quad Fontana, Calif. Date 1985 T 2 South; R 5 West; Sec 8 S.B.B.M

c. Address: 6322-6328 Mission Boulevard City Jurupa Valley

Zip 92509

d. UTM: Zone 11S 460600 mE/ 3762827 mN

e. Other Locational Data: APN 182-031-001, 182-031-002 Elevation: 843 feet above mean sea level.

***P3a. Description:**

This commercial property contains a 16,000-square-foot strip mall addressed as 6322-6328 Mission Boulevard. Constructed in 1963, the building is representative of the strip mall typology, with its long, main façade comprising individual storefronts set back from the street and fronted by a parking lot. The one-story building has a concrete slab foundation set in an L-shaped plan measuring approximately 200 feet in length, 60 feet in width along the east elevation, and 100 feet along the west elevation. The building is capped with a flat roof clad with a rolled asphalt composition membrane and punctuated by a number of heating, ventilation, and air conditioning units. The north end of the roof is accented with a non-original projecting parapet clad with red barrel tiles that shelters an arcaded walkway along the building's main façade (north elevation). The remainder of the roof is enclosed by a shallow, flat unadorned parapeted wall. Wall cladding consists of painted cementitious stucco. The main façade displays a Miesian glass curtain wall fenestrated with a regular arrangement of enframed metal and glass windows and single-leaf, glass and metal-frame commercial entry doors. A stringcourse of electrified signage below the roofline and extending across the main façade announces the names of the businesses in the strip mall. The building appears to be in overall good condition. The boundary of the resource is limited to the legal parcel boundary of APN 182-031-001 and 182-031-002.

*P3b. Resource Attributes: HP6. 1-3 Story Commercial Building HP39. Other (parking lot)

*P4. Resources Present: Building

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



P5b. Description of Photo:

Photo 1: North elevation of 6322-6328 Mission Blvd. View south.
 Date: 9/7/2022

P6. Date Constructed/Age and Source:

Historic
 Year built: 1963
 Source: Riverside County Assessor

***P7. Owner and Address:**

Nine Oak Investments, LLC
 433 N. Camden, Suite 100
 Beverly Hills, CA 90210

***P8. Recorded by:**

Marcel Young
 Michael Baker International
 3100 Zinfandel Drive, Suite 125
 Rancho Cordova, CA 95670

***P9. Date Recorded:** 9/7/2022

***P10. Survey Type:** Intensive

*P11. Report Citation: Abdo, Kholood, Monte Kim, and Marcel Young. 2022. "Phase I Cultural Resources Assessment, Mission Valley Shopping Center Project, City of Jurupa Valley, Riverside County, California." Ontario, CA: Michael Baker International.

*Attachments: Location Map Continuation Sheet Building, Structure, and Object Record

State of California - The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 13

*NRHP Status Code 6Z

*Resource Name or # 6322-6328 Mission Boulevard

- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Commercial retail
- B4. Present Use: Commercial retail
- *B5. **Architectural Style:** Vernacular Modern
- *B6. **Construction History:** The strip mall was built in 1963. Alterations to the exterior include the addition of a projecting parapet along the front façade, the arcaded walkway along the front façade, and the stringcourse of electrified commercial signage. Date of alterations is unknown.

- *B7. **Moved?** No
- *B8. **Related Features:** None

B9a. Architect: Unknown b. Builder: Ernest W. Hahn, Inc.

- *B10. **Significance: Theme:** Post World War II commercial development **Area:** Jurupa Valley
- Period of Significance:** 1963 **Property Type:** strip mall **Applicable Criteria:** N/A

This commercial building at 6322-6328 Mission Boulevard does not meet the criteria for listing in the California Register of Historical Resources (CRHR). The property was also evaluated in accordance with 14 California Code of Regulations (CCR) § 15064.5(a)(2)-(3) using the criteria outlined in Public Resources Code (PRC) § 5024.1 and determined not to be historical resource as defined by the California Environmental Quality Act (CEQA).

Historic Context

The area known today as Jurupa Valley was once part of the Rancho Jurupa, an outpost of the Mission San Gabriel Arcangel. In 1838, the Mexican governor of California, Juan Bautista Alvarado (1809-1882), granted part of this land to Don Juan Bandini (1800-1859) (Caballeria 1902: 86). The natural features of this land included the Santa Ana River and a prominent, 1,337-foot-high granite hill just north of the river called Mount Rubidoux, which served as a landmark for travelers during the 1800s (Riversidecvb.com 2022). The granite landmark was named after Louis Rubidoux (1796-1868), who purchased a portion of the Rancho Jurupa in 1849. Rubidoux was a successful rancher who also operated a winery and established the first grist mill in the area (Johnson 2005: 13). In 1897, Rubidoux built a one-story, side-gabled vernacular residence in what is now the 5575 block of Mission Boulevard in the former town that bore his name. Located approximately 1.25 miles southeast of the current project site, the site of the Rubidoux home was designated a California Historical Landmark in 1993 (Office of Historic Preservation 1993).

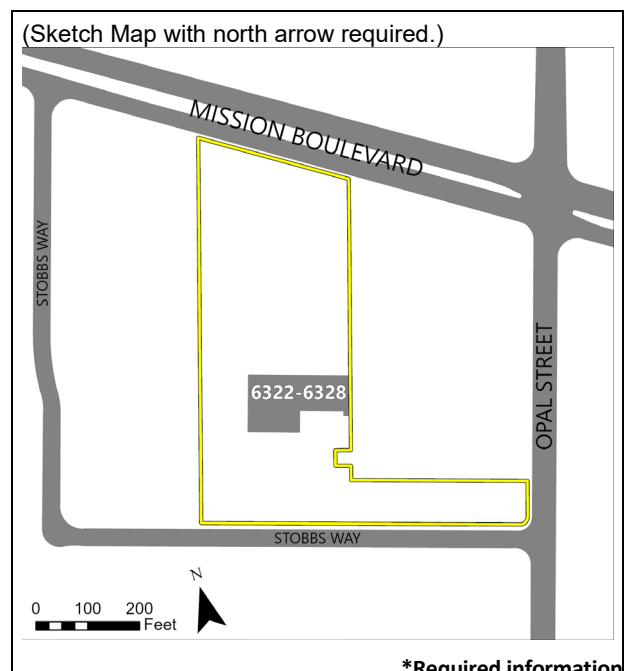
The principal thoroughfare through the former town of Rubidoux (now a neighborhood of the City of Jurupa Valley) was Mission Boulevard. During the 1920s and 1930s, a number of businesses were established along this main commercial street, including the Tops In Eats Café and Philan's Market at the corner of Mission Boulevard and Mennes Avenue. Located approximately .25 miles southeast of the Rubidoux home, Philan's Market marked the southern end of the business district in Rubidoux. The market's one-part commercial block architectural form typified many of the buildings in the district along Mission Boulevard. While most of these businesses served the needs of the local community, others such as the Riverside Motor Inn, El Rio Motel, and Doug's Service Station were established during the 1940s and 1950s that catered to the motoring public (Johnson 2005: 70-72).

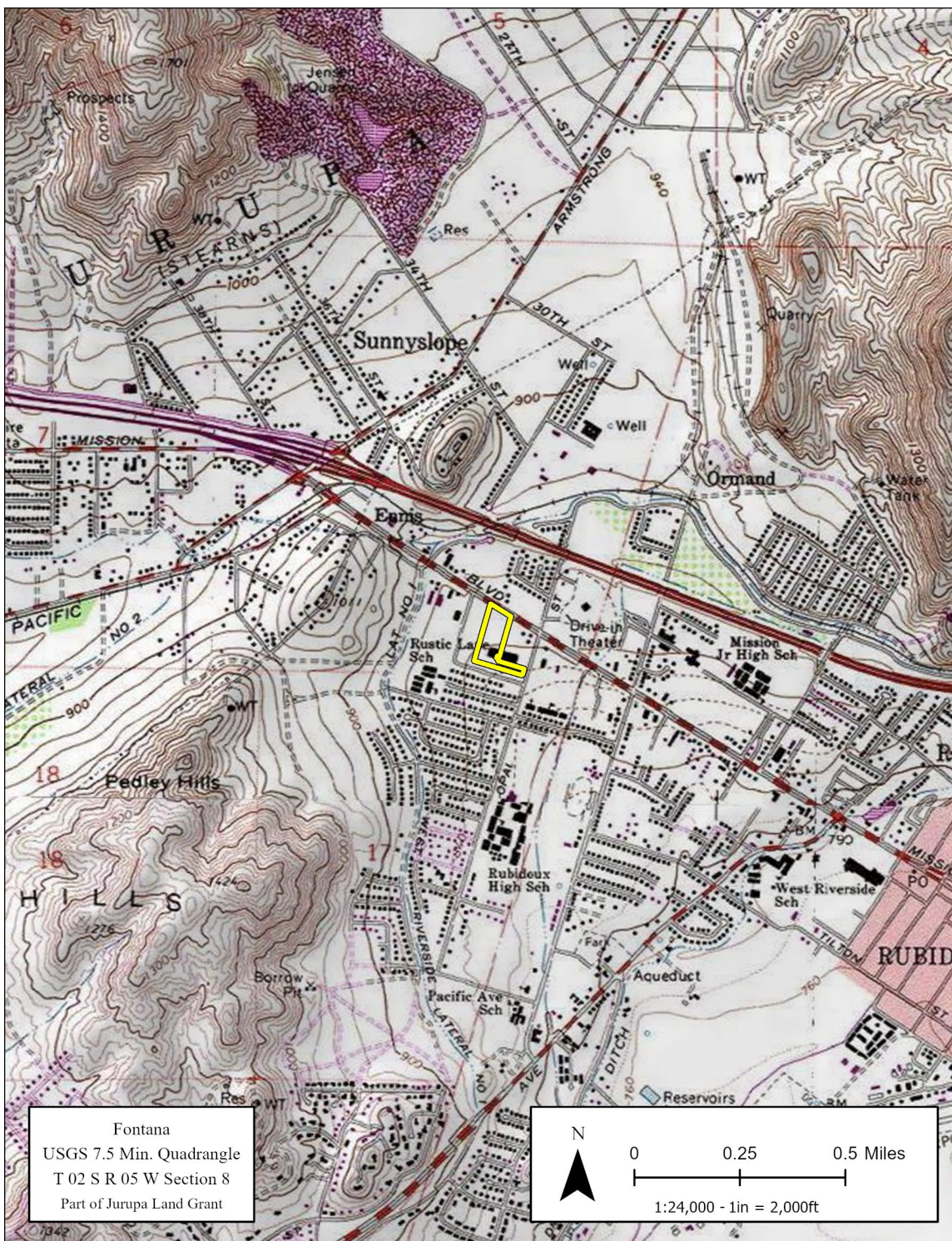
- B11. Additional Resource Attributes: None
- *B12. **References:** See Continuation Sheet
- B13. Remarks: No known previous surveys of the subject property.

*B14. **Evaluator:** Monte Kim, PhD, Architectural Historian
 Michael Baker International
 3100 Zinfandel Drive, Suite 125
 Rancho Cordova, CA 95670

*Date of Evaluation: 9/12/2022

(This space reserved for official comments.)





Page 4 of 13

*Recorded by: Marcel Young, Michael Baker International

*Resource Name or # 6322-6328 Mission Boulevard

*Date: 9/7/2022

Continuation

*B10. Significance (continued):

Historic Context (continued from page 2)

The increasing availability of automobiles influenced not only the types of businesses that were established along the commercial corridor, but also the way town planners incorporated automobiles and parking areas into the design of new commercial developments. Post-World War II-era businesses such as the Rainbow Drive-In, which was located on Mission Boulevard between Riverview Drive and Avalon Street, were sited at the center and rear of the lot (rather than at the front of the property line abutting the public sidewalk and street) to allow customers to dine on the property without leaving their cars. The Stater Brothers Market at the corner of Mission Boulevard and Pontiac Street in Rubidoux also reflected modern planning principles that prioritized the parking lot and its placement within the commercial parcel. The 12,500-square-foot market was not only considered a "super" market because it had convenient off-street parking, but also because it featured modern fluorescent lighting, an air-conditioning system, and an intercom system that played music (Johnson 2005: 74).

During the 1950s and 1960s, commercial development in Rubidoux continued to spread northward along Mission Boulevard, replacing the rural agricultural character of the area with a new architectural form, the strip mall. One of the visually prominent features that distinguished the strip mall typology from the town's older commercial buildings was the large size of the parking lots. By the early 1960s, large expanses of parking areas fronting the strip malls extended across entire blocks, as opposed to the more modest parking lots that characterized Rubidoux's early 1950s commercial developments.

The project strip mall at 6322-6328 Mission Boulevard was among dozens of other similar commercial buildings that were constructed in the area during the early 1960s and is representative of the commercial development of that period. The property is currently owned by Nine Oak Investments, LLC. The real estate investment firm has two contacts on record with the California Secretary of State Business Registration Department: Evan Farahnik and Paul Daneshrad (Bizapedia.com 2022). Research did not indicate that either individual had a direct and significant association with the property. Additional online research in city directories and newspaper collections did not uncover the names of any individual owners of the businesses in the strip mall, nor any other individuals who had a direct and important association with the property (Ancestry.com 2022a, 2022b, 2022c; Newspapers.com 2022; CDNC 2022).

The commercial expansion along Mission Boulevard was also reflective of the steady growth in Rubidoux's overall population, which rose from 3,798 in 1950 to 34,280 in 2010 (Wikipedia.org 2022; US Gazetteer 2010). During this period, Rubidoux was an unincorporated community in Riverside County. On March 8, 2011, Rubidoux became a neighborhood of a newly formed city when voters approved a ballot measure to incorporate and form the City of Jurupa Valley. The incorporation merged the communities of Rubidoux, Jurupa, Jurupa Hills, Glen Avon, Mira Loma, Pedley, Sky Country, Indian Hills, and Sunnyslope into the City of Jurupa Valley (Stokely 2011; USAcitiesonline.com 2022).

Architectural Context

The Strip Mall as a Commercial Typology

The so-called strip mall first emerged as a distinct and identifiable commercial property type during the late 1940s. Commercial space in cities traditionally revolved around the pedestrian as well as the architectural forms that originated in the urban core, including storefronts placed along the front of the property lines along both sides of the street. This spatial order was not easily jettisoned in American cities and towns during the early post-World War II era. With the rise in automobile ownership, however, vehicular congestion caused by on-street parking had become a recognized problem in urban areas across the country. The automobile forced urban planners, architects, and developers to think about architecture in an entirely new way. Initially, planners sought to alleviate the congestion in towns by increasing commercial setbacks to allow for a small parking area in front of the building. They also preferred building designs with a one-story form, a unified façade with a minimal amount of architectural ornamentation, and a separate service area at the rear of the building. By the early 1950s, the widespread acceptance of the front parking area in commercial districts led to the spread of the strip mall typology in the suburbs, where land was more readily available for this type of commercial development (Manning 2009: 12-15, 20, 27).

The following character-defining features of the strip mall typology are based on criteria gathered from publications such as the *Architectural Record*, *Architectural Forum*, *Architect and Engineer*, and the 1948, 1954, and 1968 editions of the *Community Builders Handbook* prepared by the Community Builders' Council of the Urban Land Institute as presented in Matthew J. Manning's thesis, "The Death and Life of Great American Strip Malls: Evaluating and Preserving A Unique Cultural Resource" (Manning 2009: 39).

Page 5 of 13

*Recorded by: Marcel Young, Michael Baker International

*Resource Name or # 6322-6328 Mission Boulevard

*Date: 9/7/2022

Continuation

***B10. Significance** (continued):

- Single ownership or control
- Designed and built as a planned unit
- Single story
- Building set back from the public street or right-of-way
- Primary parking between the building and the street
- Minimum 3 to 1 ratio of parking area to building area
- Simple front façade oriented toward the parking area
- Separate rear service access
- Storefront entrances directly accessible from the parking area
- Straight line of stores tied together by a covered sidewalk along the storefronts (canopy, awning, arcade, etc.)
- Spaces for multiple tenants with partition walls between stores
- Flexible interior space customizable by tenants
- Individual exterior signage for each storefront
- Signage visible from passing vehicles

Architect and Builder of 6322-6328 Mission Boulevard

The builder of the property appears to have been the contractor Ernest W. Hahn Inc., based on a stamp in the concrete near the northeast corner of the building (Photo 7). Hahn's company had built a number of shopping malls in 18 states. The founder of the company, Ernest W. Hahn (1919-1982), remained active in the industry from the 1950s to the 1980s. Although the strip mall at 6322-6328 Mission Boulevard is associated with his company, it does not represent an important work by this builder. His work is better represented by innovative malls such as the Horton Plaza in San Diego, which helped to revitalize the city's downtown area in the mid-1980s (Kraul 1992).

Archival research failed to identify any information regarding the original architect of the property at 6322-6328 Mission Boulevard. The original detailed building permits for this property were not available online from the City of Jurupa Valley Building Department. Additional online research at sites such as Pacific Coast Architecture database (PCAD), Internet Archive, and Newspapers.com yielded no information regarding the original architect of the subject property (PCAD 2022; Internet Archive 2022; Newspaper.com 2022).

California Register of Historical Resources Evaluation

Under CRHR Criterion 1, the commercial building at 6322-6328 Mission Boulevard lacks a direct and important association with any events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Although the property is associated with the commercial development and growth of the city during the early 1960s, it did not contribute to that pattern of development in any significant way. The property is one of many commercial strip malls that were built throughout the area during the early 1960s, and it did not play an important role within this context. As such, the property at 6322-6328 Mission Boulevard lacks sufficient associative significance to meet CRHR Criterion 1.

Under CRHR Criterion 2, the commercial building at 6322-6328 Mission Boulevard lacks a direct association with the productive life of any person important in our past. The property is currently owned by Nine Oaks Investments. Research, however, did not uncover any individual associated with this company who made a significant and demonstrable contribution to history. Research into the current and previous tenants of the property did not reveal the names of any individuals in the city directories at Ancestry.com or the Library of Congress (Pacific Telephone 1963).

Under CRHR Criterion 3, the commercial building at 6322-6328 Mission Boulevard is an undifferentiated example of an early 1960s strip mall. While the property embodies many of the characteristic features of a strip mall—including its substantial setback from the public right-of-way, simple front façade oriented toward the parking area, and a straight line of stores tied together by a covered walkway—the front façade alterations (particularly the addition of a non-original projecting parapet over the walkway) obscures the original design, rendering the building an undistinguished example of the strip mall typology. A stamp in the concrete near the northeast corner of the strip mall indicates that the contractor of the building was Ernest W. Hahn, Inc. The founder of the company, Ernest W. Hahn, remained active in the industry from the 1950s to the 1980s. Although the strip mall at 6322-6328 Mission Boulevard is associated with his company, it does not represent an important work by this builder. His work is better represented by innovative malls such as the Horton Plaza in San Diego, which helped to revitalize

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the city's downtown area in the mid-1980s (Kraul 1992). Online archival research did not uncover the name of the original architect associated with the property. Lacking sufficient design and construction value, the property at 6322-6328 Mission does not meet CRHR Criterion 3.

Under CRHR Criteria 4, the commercial building at 6322-6328 Mission Boulevard is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historical construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the property lacks significance under CRHR Criterion 4.

Evaluation Conclusion

In conclusion, the property at 6322-6328 Mission Boulevard lacks sufficient significance to meet any of the criteria for listing in the CRHR. To be eligible for listing in the CRHR, a resource must first meet one or more of the significance criteria outlined above before a determination can be made as to whether the resource retains its historic character and is able to convey its significance. In the specific case of the subject property, an integrity analysis was considered immaterial because the evaluation found that the property lacked the necessary significance to warrant further analysis of its physical and historical integrity. Consequently, the evaluation determined that the commercial building at 6322-6328 Mission Boulevard is not a historical resource for the purposes of CEQA as defined under PRC § 5024.1 and 14 CCR § 15064.5(a).

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P5a. Photographs (continued)



Photo 2. North and east elevations. View southwest. (Michael Baker International 9/7/2022)



Photo 3. North and east elevations. View southwest. (Michael Baker International 9/7/2022)

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P5a. Photographs (continued)



Photo 4. North and east elevations. View southwest. (Michael Baker International 9/7/2022)



Photo 5. North elevation. View southwest. (Michael Baker International 9/7/2022)

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P5a. Photographs (continued)



Photo 6. North elevation. View east. (Michael Baker International 9/7/2022)

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P5a. Photographs (continued)



Photo 7. Contractor's stamp near northeast corner of the building. (Michael Baker International 9/7/2022)

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P5a. Photographs (continued)



Photo 8. East elevation. View west. (Michael Baker International 9/7/2022)



Photo 9. East and south elevations. View northwest. (Michael Baker International 9/7/2022)



Photo 10. South elevation. View north. (Michael Baker International 9/7/2022)

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P5a. Photographs (continued)



Photo 11. South and west elevations. View northeast. (Michael Baker International 9/7/2022)



Photo 12. West elevation. View east. (Michael Baker International 9/7/2022)



Photo 13. North and west elevations. View southeast. (Michael Baker International 9/7/2022)