



An Employee-Owned Company

January 24, 2023

Ms. Deborah Hull
Empire Construction Management, Inc.
2280 Wardlow Circle, Suite 250
Corona, CA 92878

Reference: Archaeological Survey Report for the Flamingo Bay Apartments Project (PEN22-0029), Moreno Valley, California (RECON Number 10112)

Dear Ms. Hull:

This letter details the results of a cultural resources survey conducted for the Flamingo Bay Apartments Project (project). The letter report has been prepared to provide necessary information to identify potentially significant cultural resources impacts from the project.

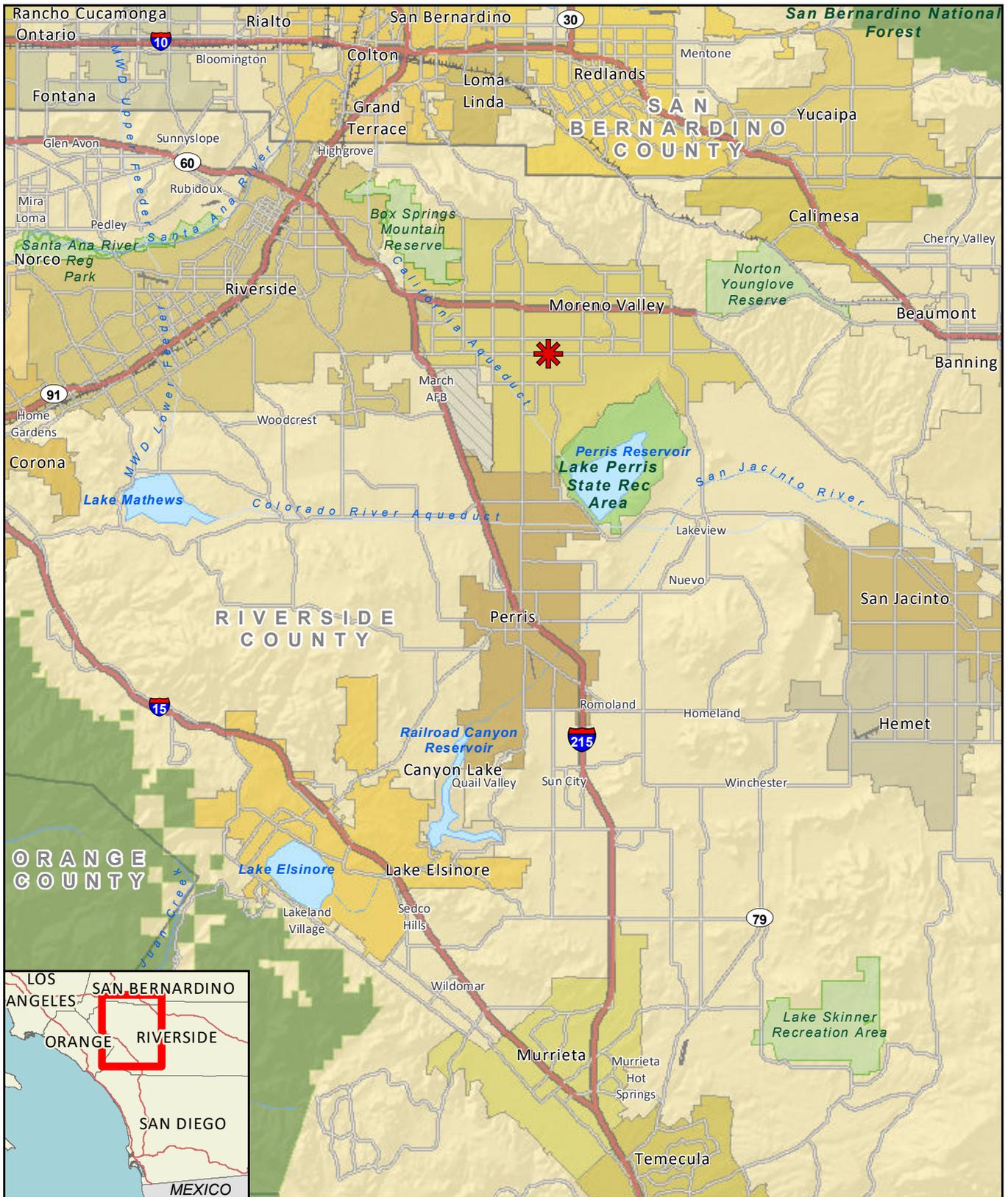
PROJECT LOCATION AND DESCRIPTION

The project is located in the central portion of the city of Moreno Valley, California approximately 4.2 miles east of Interstate 215 (Figure 1). The project site is situated within Section 17, Township 3 South, Range 3 West of the U.S. Geological Survey 7.5-minute topographic map, Sunnymead quadrangle (Figure 2). The 3.86-acre project site is located on Assessor's Parcel Numbers 484-030-026 and 484-030-013, bounded by Alessandro Boulevard to the north and Copper Cove Lane to the south.

The project would develop a 96-unit apartment complex with four separate buildings providing a total of 48 one-bedroom apartments and 48 two-bedroom apartments. The total floor area of all the units within the four apartment buildings would equal 98,920 square feet. The project would also provide a separate 2,588 square-foot clubhouse building. The project would provide a total of 171 parking spaces consisting of 149 assigned parking spaces and 22 unassigned parking spaces, including 6 Americans with Disabilities Act-compliant parking spaces and 18 electrical vehicle parking spaces wired for future installation of charging equipment. Access to the project site would be provided via a new driveway connection to Alessandro Boulevard in the northeastern corner of the project site. A new gated emergency access driveway connection to Copper Cove Lane would be provided in the southeastern corner of the project site. The project would also make the following off-site improvements:

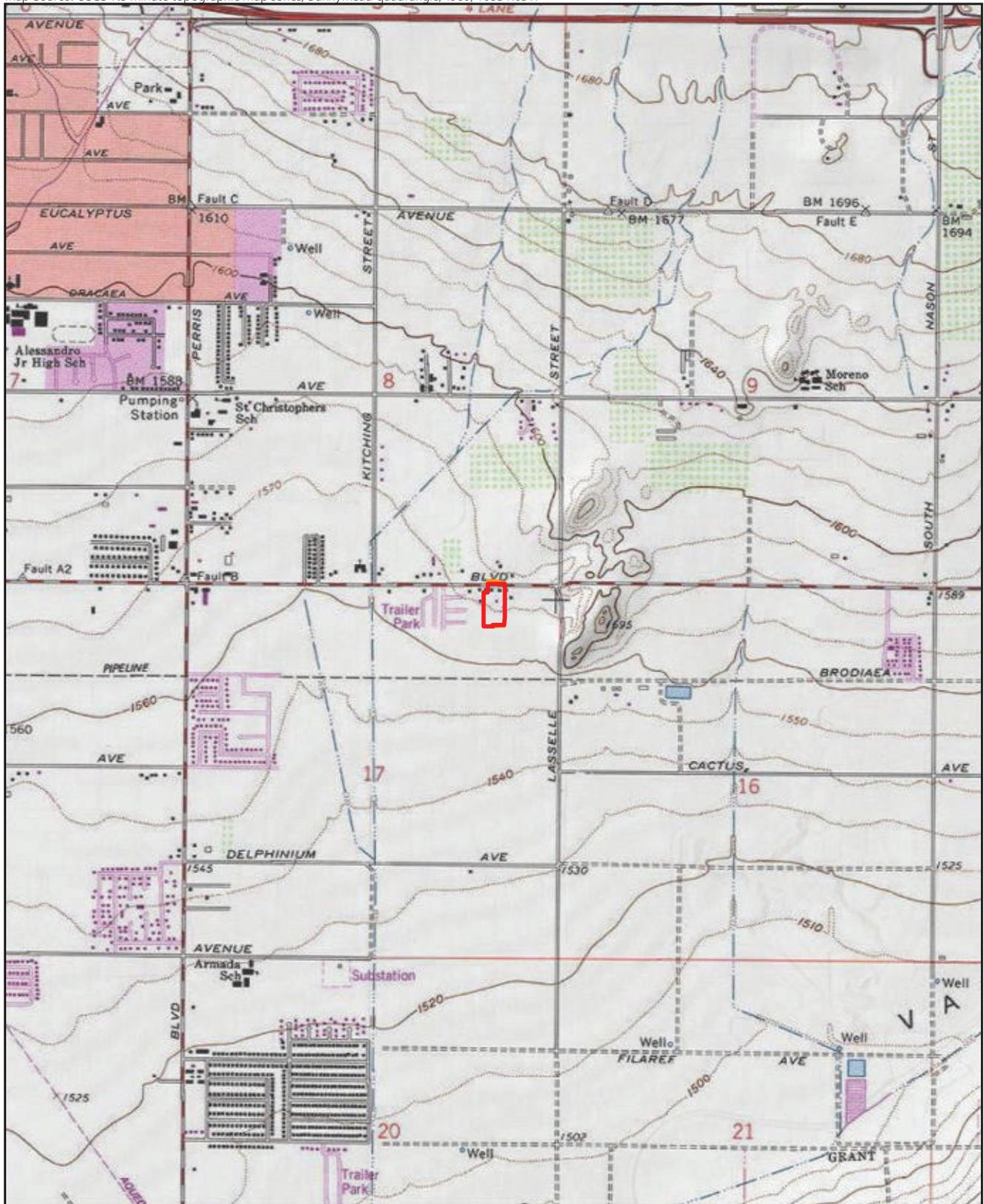
- Widen Alessandro Boulevard at the project frontage to the ultimate width on the southern half (67 feet from centerline to right-of-way) and provide two eastbound lanes.
- Widen Copper Cove at the project frontage to the ultimate width on the northern half (30 feet from centerline to right-of-way) and provide one westbound lane.

These off-site improvements would total 0.21 acre, which would increase the total project Area of Potential Effect (APE) to 4.07 acres (Figure 3).



 Project Location

FIGURE 1
Regional Location



-  Project Boundary
-  Off-site Improvement Area



FIGURE 2
Project Location on USGS Map



-  Project Boundary
-  Off-site Improvement Area



FIGURE 3
Project Location on Aerial Photograph

METHODS

In order to determine if the project would adversely impact significant cultural resources, background research, review of topographic maps and historic aerial photographs, and an on-foot survey were completed. Prior to the survey, a records search was requested from the Eastern Information Center (EIC) to identify any previously recorded cultural resources within a one-mile radius of the APE. RECON Environmental, Inc. (RECON) archaeologist Nathaniel Yerka, accompanied by Armando Lerma from the Pechanga Band of Luiseño Indians, conducted a pedestrian survey of the APE on April 26, 2022. Carmen Zepeda-Herman served as principal investigator. Ms. Zepeda-Herman is a member of the Register of Professional Archaeologists and meets the Secretary of the Interior Standards for Archeology and Historic Preservation.

The primary goal of this survey was to determine (1) if there are previously unrecorded cultural resources present, and if so, document the resources' locations and what they consist of and (2) to update conditions of previously recorded cultural resources. The APE was inspected for evidence of archaeological materials such as flaked and ground stone tools or fragments, ceramics, milling features, and human remains, as well as any historic-era artifacts or features. Photographs were taken to document the environmental setting and general conditions.

In addition, a letter was sent on March 28, 2022, to the Native American Heritage Commission (NAHC) requesting a search of their Sacred Lands File to identify spiritually significant and/or sacred sites or traditional use areas in the project vicinity (Attachment 1). The NAHC was also asked to provide a list of local Native American tribes, bands, or individuals that may have concerns or interests regarding cultural resources potentially occurring within the APE.

BACKGROUND RESEARCH

The records search from the EIC was received April 14, 2022 (Confidential Attachment 1). The results indicate that 28 archaeological investigations have been completed within the one-mile buffer; one investigation includes the APE and is titled An Historical Resources Identification of Alessandro Pointe Project, Tract 34681, 25817 Alessandro Boulevard, City of Moreno Valley, Riverside County, California (Alexandrowicz 2006a).

A total of 14 cultural resources have been recorded within the one-mile buffer including 4 historic-era sites and 10 prehistoric sites (Table 1). The historic sites consist of a cistern, foundations with a trash scatter, and 2 single-family houses. The prehistoric sites consist of 9 bedrock milling features and 1 site with bedrock milling features, a lithic scatter, and a possible rock shelter. The previously recorded resource with foundations and a trash scatter (CA-RIV-8149) is mapped within the APE.

CA-RIV-8149 was recorded in 2006 during the project mentioned above (Alexandrowicz 2006b). The site included the remnants of two early- to mid-twentieth century residences within a 250-foot-by-157-foot area. One septic concrete tank, red brick fragments, wire nails, terra cotta sewer tiles, door hinges, window glass fragments, an electric insulator, toilet sherd, and iron water pipe fragments were recorded. A trash scatter included over 50 glass fragments from food stuff, condiments, and soda and liquor bottles whiteware, majolica, and Fiesta tableware ceramics; and a mirror fragment. Based on the Fiesta Ware tableware fragments, the Terminus Post Quem date suggests a 1950s deposit. It was noted that mechanical discing for weed maintenance had impacted the top six inches and the integrity of site.

The NAHC Sacred Lands Search was negative (Attachment 1).

Table 1 Cultural Resources with One Mile of the APE				
Primary Number	Trinomial Number	Period	Site Type	Recording Events
P-33-000857	CA-RIV-000857	Prehistoric	Bedrock milling features, lithic scatter, possible rock shelter	1975 (R. Weaver, UCR ARU); 1987 (C. Prior, M. Conroy, B. Neiditch, ARU, UCR); 2013 (Daniel Ballester and Daniel Perez, CRM TECH)
P-33-003133	CA-RIV-003133	Prehistoric	Bedrock milling features	1986 (Daniel F. McCarthy, Archaeological Research Unit, UC Riverside, CA.)
P-33-003134	CA-RIV-003134	Prehistoric	Bedrock milling features	1986 (Daniel F. McCarthy, Archaeological Research Unit, UC Riverside, CA.)
P-33-003135	CA-RIV-003135	Prehistoric	Bedrock milling features	1986 (Daniel F. McCarthy, Archaeological Research Unit, UC Riverside, CA.)
P-33-003159	CA-RIV-003159	Prehistoric	Bedrock milling features	1987 (C. Prior, M. Conroy and B. Neiditch, Archaeological Research Unit, UC Riverside, CA.); 2013 (Daniel Ballester and Daniel Perez, CRM TECH); 2015 (Daniel Ballester, CRM TECH)
P-33-003223	CA-RIV-003223	Prehistoric	Bedrock milling features	1987 (D. Pinto, Archaeological Research Unit, UC Riverside, CA.); 1990 (Letter: Kathryn Gualtieri, Office of Historic Preservation, Sacramento, CA.); 2001 (Kay White Email to: Joseph McDole, EIC); 2001 (Fax: Joseph McDole, Office of Historic Preservation, Sacramento, CA.)
P-33-003224	CA-RIV-003224	Prehistoric	Bedrock milling features	1987 (D. Pinto, Archaeological Research Unit, UC Riverside, CA.)
P-33-003249	CA-RIV-003249/H	Historic	Cistern	1987 (Karen K. Swope, Archaeologist Research Unit, UC Riverside, CA.)
P-33-003341	CA-RIV-003341	Prehistoric	Bedrock milling features	1987 (C. Prior, M. Conroy and B. Neiditch, Archaeological Research Unit, UC Riverside, CA.); 2013 (Daniel Ballester and Daniel Perez, CRM TECH)
P-33-003342	CA-RIV-003342	Prehistoric	Bedrock milling features	1987 (Barry R. Neiditch, Archaeological Research Unit, UC Riverside, CA.); 2013 (Daniel Ballester and Daniel Perez, CRM TECH)
P-33-007276		Historic	Single-family house	1983 (Jim Warner, Riverside County Historical Comm.)
P-33-007277		Historic	Single-family house	1983 (Jim Warner, Riverside County Historical Comm.)
P-33-015454	CA-RIV-8149	Historic	Foundations, septic tank, trash scatter	2006 (JS Alexandrowicz, ACS)
P-33-016788		Prehistoric	Bedrock milling features	2007 (Sanka, J., Michael Brandman Associates)

A review of topographic maps dating to 1954 and 1958 show at least one building or structure within the APE. A 1963 topographic map exhibits two buildings along Alessandro Boulevard. Three additional built features appear on a 1980 topographic map. This information is consistent with the historic aerial photographs where the earliest available photograph is from 1966 and shows Alessandro Boulevard along with at least three residential houses and associated structures. A 1978 aerial photograph represents several of the associated structures are no longer present. By the 1997 photograph, all houses and associated structures have been demolished. In all aerial photographs subsequent to 1997, the APE remains vacant (Nationwide Environmental Title Research LLC 2022).

RESULTS OF SURVEY

No previously unrecorded significant or potentially significant prehistoric or historic cultural resources were observed during the survey of the APE. RECON and a representative from the Pechanga Band of Luiseño Indians completed the survey under sunny and cool conditions. During the current survey, ground visibility averaged approximately 70 percent with a flat topography (Photograph 1). Vegetation is composed of weeds and non-native grasses as well as pine trees along the western boundary and ornamental vegetation along the northern boundary (Photographs 2 and 3). The entirety of the APE has been subject to ground disturbance from past agricultural activity, current tilling or mowing for weed control, and past development of former buildings and structures. Ornamental vegetation and underground utilities were noted along the northern project boundary. Ornamental vegetation, dimensional lumber, a rubber hose, and tree stumps were noted along the western project boundary. A recent concrete driveway entrance was situated near the southeastern corner fronting Copper Cove Lane (Photograph 4).

The remnants of CA-RIV-8149 are evident along the east-central to northern project boundary. A fair amount of demolition debris consistent with the recording is apparent as previously described (Alexandrowicz 2006b). Observed items are the molded concrete fragments, red brick fragments, sewer tile fragments, assorted metals, kitchen ceramic fragments, and consumer bottle glass fragments. The higher number of items along with other specific items listed in the recording were not observed. The concrete septic tank with lid was not located. It is likely that these unobserved items have been subsequently buried due to weed control maintenance discing. No intact features or deposits, or previously unreported items were observed to necessitate a further recording of the resource.

REGULATORY CONTEXT

The project is subject to state and City of Moreno Valley (City) environmental regulations. The City is serving as the California Environmental Quality Act (CEQA) Lead Agency.

California Environmental Quality Act

The regulatory framework and methods for determining impacts on cultural resources include compliance with CEQA requirements as defined in Section 15064.5 of the CEQA Guidelines, Determining the Significance of Impacts to Archaeological and Historical Resources. These guidelines require the identification of cultural resources that could be affected by the project, the evaluation of the significance of such resources, an assessment of the project impacts on significant resources, and a development of a research design and data recovery program to avoid or address adverse effects to significant resources. Significant resources, also called historical resources, are those cultural resources (whether prehistoric or historic) that have been evaluated and determined to be eligible for listing in the California Register of Historical Resources (CRHR). The evaluation of cultural resources under CEQA is based upon the definitions of resources provided in State CEQA Guidelines Section 15064.5, as follows:

- A resource listed in, or determined to be eligible by, the State Historical Resources Commission, for listing in the CRHR (PRC Section 5024.1, Title 14 CCR, Section 4850 et seq.).
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC, or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 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 may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.



PHOTOGRAPH 1
Typical Ground Cover, Looking Northeast



PHOTOGRAPH 2
Northern Portion of Project Area, Looking East-Southeast



PHOTOGRAPH 3
Pine Trees along Western Boundary, Looking South



PHOTOGRAPH 4
Concrete Driveway near Southeastern Corner, Looking North

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (PRC Section 5024.1, Title 14 CCR, Section 4852) including the following:

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

A resource must meet one of the above criteria and must have integrity; that is, it must evoke the resource's period of significance or, in the case of criterion 4, it may be disturbed, but it must retain enough intact and undisturbed deposits to make a meaningful data contribution to regional research issues.

The CRHR may also include properties listed in local registers of historic properties. A "local register of historic resources" is broadly defined in Section 5020.1(k) as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current and (2) landmarks designated under local ordinances or resolutions (PRC Sections 5024.1, 21804.1, and 15064.5). The minimum age criterion for the CRHR is 50 years. Properties less than 50 years old may be eligible for listing on the CRHR, if "it can be demonstrated that sufficient time has passed to understand its historical importance" [Chapter 11, Title 14, Section 4842(d)(2)].

Local Regulations

City of Moreno Valley General Plan Policies and Municipal Code

The City's 2040 General Plan includes goals and policies that would serve to preserve historical resources within the City's Planning Area. The Open Space and Resource Conservation Element includes a goal to preserve and respect Moreno Valley's unique cultural and scenic resources, recognizing their contribution to local character and sense of place.

Municipal Code, Heritage Trees

Title 9, Chapter 9.17.030, Section G of the City's Municipal Code identifies Heritage Trees as any tree that defines the historical and cultural character of the city including older palm and olive trees, and/or any tree designated as such by official action. The regulation prohibits any person from removing, destroying, or disfiguring a heritage tree within the city limits. Removal of a heritage tree designated historic and/or culturally significant by official action shall require the review of the ecological historical preservation board. The ordinance provides certain exceptions and exemptions from the Heritage Tree requirements.

Municipal Code, Cultural Preservation

Title 7, Cultural Preservation of the City's Municipal Code promotes public health, safety, and general welfare by providing for the preservation, identification, protection, enhancement and perpetuation of existing improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets and natural features

having special cultural, historical, archaeological, architectural or community value in the city. Per Chapters 7.05 and 7.07, landmarks, structures of merit, preservation districts, and neighborhood conservation areas can be designated by a committee or by the City council on appeal. Title 7, Chapter 7.09.010 requires a permit to restore, rehabilitate, alter, develop, construct, demolish, remove or change the appearance of any landmark, landmark structure, landmark site, or any structure or site within a preservation district.

MANAGEMENT RECOMMENDATIONS

No significant or potentially significant prehistoric or historic cultural resources were located during the survey of the APE. The records search results indicate that one previously recorded cultural resource (CA-RIV-8149) occurs within the APE. Artifacts matching those listed in the recording for CA-RIV-8149 were noted within the mapped boundary of the site. The current survey did not observe the higher numbers of items listed in the recording. It is likely that these unobserved items have been subsequently buried due to weed control maintenance discing. No intact features or deposits, or previously unreported items were observed to necessitate a further recording of the resource. This resource does not meet the eligibility criteria under CEQA, nor any of the local regulation guidelines. The resource is not associated with a significant event (criterion 1) or person (criterion 2). It lacks unique construction (criterion 3) and does not have the potential to yield additional information (criterion 4). RECON believes the original recording has exhausted the research potential of the resource.

The current efforts to identify and document previously unrecorded cultural resources within the APE suggest the project will not impact surface cultural resources. The possibility of intact buried significant cultural resources being present within the APE is considered low because of noted past demolition and repeated ground disturbances. RECON recommends no further cultural resources work for this project.

Please call me at (619) 308-9333 ext. 133 if you have any questions or concerns about this project.

Sincerely,



Carmen Zepeda-Herman, M.A., RPA
Principal Investigator

CZH:jg

REFERENCES CITED

Alexandrowicz, John

2006a An Historical Resources Identification of Alessandro Pointe Project, Tract 34681, 25817 Alessandro Boulevard, City of Moreno Valley. Unpublished confidential report on file at the Eastern Information Center, University of California at Riverside.

2006b Site form for P-33-015454/CA-RIV-8149. Confidential file at the Eastern Information Center, University of California at Riverside.

Nationwide Environmental Title Research

2022 Historic Aerials. <http://www.historicaerials.com/>. Accessed on April 27.

ATTACHMENT 1

Native American Heritage Commission Correspondence

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

915 Capitol Mall, RM 364

Sacramento, CA 95814

(916) 653-4082

(916) 657-5390 – Fax

nahc@pacbell.net

Information Below is Required for a Sacred Lands File Search

Project: Flamingo / Crystal Cove

County: Riverside County

USGS Quadrangle

Name: Sunnymead

Township: 3S

Range: 3W

Section(s): 17

Contact Information

Company/Firm/Agency: RECON Environmental, Inc.

Contact: Carmen Zepeda-Herman

Street Address: 3111 Camino del Rio North, Suite 600

City: San Diego

ZIP:92108

Phone: 619-308-9333

Fax: [Click here to enter text.](#)

Email: czepeda@reconenvironmental.com

Project Description:

The Flamingo project proposes to develop an 88-unit apartment complex that would consist of four separate buildings providing a total of 40 one-bedroom and 48 two-bedroom apartments. The total floor area within the four buildings would equal 94,733 square feet within a 3.9 acre project area. The Crystal Cove project would develop a 200-unit apartment complex that would consist of nine separate buildings providing 92 one-bedroom and 1089 two-bedroom apartments. The total floor area within the nine buildings would equal 186,540 square feet within a 10 acre project area. The project would also provide a recreation center building with an outdoor pool.

NATIVE AMERICAN HERITAGE COMMISSION

May 12, 2022

Carmen Zepeda-Herman
RECON Environmental, Inc.

Via Email to: czepeda@reconenvironmental.com

Re: Flamingo / Crystal Cove Project, Riverside County

Dear Ms. Zepeda-Herman:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Pricilla.Torres-Fuentes@nahc.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

Attachment



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

CONFIDENTIAL ATTACHMENT 1

(Not for Public Review)