

## **APPENDIX D**

**Cultural Resources Study for the Madison Residential Project (APNs 230-233-013, 230-245-013, 230-245-015, and 230-253-010)/Cultural Resources Assessment for the Previous Project on these Parcels in Riverside, Riverside County, California (Cultural Revalidation Assessment) (LSA, October 2022)**

**and Cultural Resources Assessment for Harley Davidson Storage Project, Assessor's Parcel Numbers 230-233-013, 230-245-013, 230-245-015, and 230-253-010, City of Riverside, Riverside County, California (Cultural Resources Study) (LSA, November 2017)**



CARLSBAD  
CLOVIS  
IRVINE  
LOS ANGELES  
PALM SPRINGS  
POINT RICHMOND  
RIVERSIDE  
ROSEVILLE  
SAN LUIS OBISPO

October 25, 2022

Scott K. Watson  
Community & Economic Development  
Historic Preservation  
City of Riverside  
3900 Main Street, 5th Floor  
Riverside, CA 92522

Subject: Cultural Resources Study for the Madison Residential Project (APNs 230-233-013, 230-245-013, 230-245-015, and 230-253-010)/Cultural Resources Assessment for the Previous Project on these Parcels in Riverside, Riverside County, California (LSA Project No. GBC2201)

Dear Mr. Watson:

Please note that the findings of the LSA cultural resources assessment conducted for the previous project on these parcels (Harley Davidson Storage Project, dated November 2017) are still valid (no "historical resources" under the California Environmental Quality Act/no potential for significant impacts to cultural resources). However, LSA has determined that the recommendations should be modified from monitoring to Worker's Environmental Awareness Program training and that Standard Conditions (notification and retention of a qualified archaeologist in the event of positive results, notification of the Coroner in the event human remains are identified, etc.) should be carried forward. Please let us know if you have any questions; you can contact me at 951-781-9310 or [Rory.Goodwin@LSA.net](mailto:Rory.Goodwin@LSA.net). Your assistance is greatly appreciated.

Sincerely,

**LSA Associates, Inc.**

**Rory Goodwin, RA** | Associate/Archaeologist

# **CULTURAL RESOURCES ASSESSMENT**

**HARLEY DAVIDSON STORAGE PROJECT**

**CITY OF RIVERSIDE**

**RIVERSIDE COUNTY, CALIFORNIA**

**LSA**

Updated November 2017

# CULTURAL RESOURCES ASSESSMENT

## HARLEY DAVIDSON STORAGE PROJECT

ASSESSOR'S PARCEL NUMBERS 230-233-013, 230-245-013, 230-245-015,  
AND 230-253-010

CITY OF RIVERSIDE

RIVERSIDE COUNTY, CALIFORNIA

Prepared for:

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LSA Project No. ADK1601

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

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

*Sites Recorded:* LSA-ADK-H-1

*USGS Quadrangle:* Riverside West, California 7.5'

*Acreage:* Approximately 4 acres

*Key Words:* Phase I Survey, Casa Blanca Station



Updated November 2017

## MANAGEMENT SUMMARY

LSA is under contract to Adkan Engineers to prepare a Cultural Resources Assessment for the Harley Davidson Storage Project (project) located on the south side of Railroad Avenue between Jefferson and Madison Streets in the City of Riverside, California (approximately 4 acres). This work was completed pursuant to the California Environmental Quality Act (CEQA). The proposed project is for commercial development.

A cultural resources records search, historic background research, and field survey were conducted for the project. Results of the records search indicate no archaeological or historic resources were identified within the project. The Upper Riverside Canal and three historic-period properties are located within 300 feet north of the project. During the field survey, a historic foundation, three palm trees, and a hydrant valve cover were noted within the project. Historic research indicates that the historic foundation is a remnant of the former Casa Blanca Station, which was located within the project until 1966, when it was demolished. The date of the valve cover could not be substantiated and is similar to those currently in use today.

Analysis of the property indicates that the foundation (LSA-ADK-H-1) does not meet any of the criteria for listing in the National Register of Historic Places or California Register of Historical Resources or for local designation. Of the seven elements of integrity, the foundation possesses integrity of location only. Due to the fact that the Casa Blanca Station has been demolished, the elements of design, setting, workmanship, materials, feeling, and association do not meet the thresholds to qualify for listing in any register. Therefore, the foundation (LSA-ADK-H-1) is not considered a "historical resource" as defined by CEQA.

Despite the fact that the project area has been previously developed and disturbed, the presence of the foundation feature and the palm trees, as well as the proximity of previously documented resources, indicates a potential for subsurface resources. Therefore, limited monitoring of initial ground disturbance is recommended. In the event any archaeological resources are identified during earthmoving activities, work in the area should be halted until the nature and significance of the find can be assessed by a qualified archaeologist.

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

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## INTRODUCTION

LSA is under contract to Adkan Engineers to prepare a Cultural Resources Assessment for the Harley Davidson Storage Project (project) located on the south side of Railroad Avenue, north of the existing Burlington Northern Santa Fe railroad tracks between Jefferson and Madison Streets in the City and County of Riverside, California (approximately 4 acres). This work was completed pursuant to the California Environmental Quality Act (CEQA; as amended January 1, 2016): Public Resources Code (PRC), Division 13 (Environmental Quality), Chapter 2.6 Section 21083.2 (Archaeological Resources) and Section 21084.1 (Historical Resources); and the Guidelines for CEQA (as amended December 1, 2015), California Code of Regulations Title 14, Chapter 3, Article 5 Section 15064.5 (Determining the Significance of Impacts on Historical and Unique Archaeological Resources).

The project site is depicted on the United States Geological Survey (USGS) *Riverside West, California* 7.5-minute topographic quadrangle in Township 4 South, Range 5 West, Section 4, San Bernardino Base Line and Meridian (USGS 1980; Figure 1).



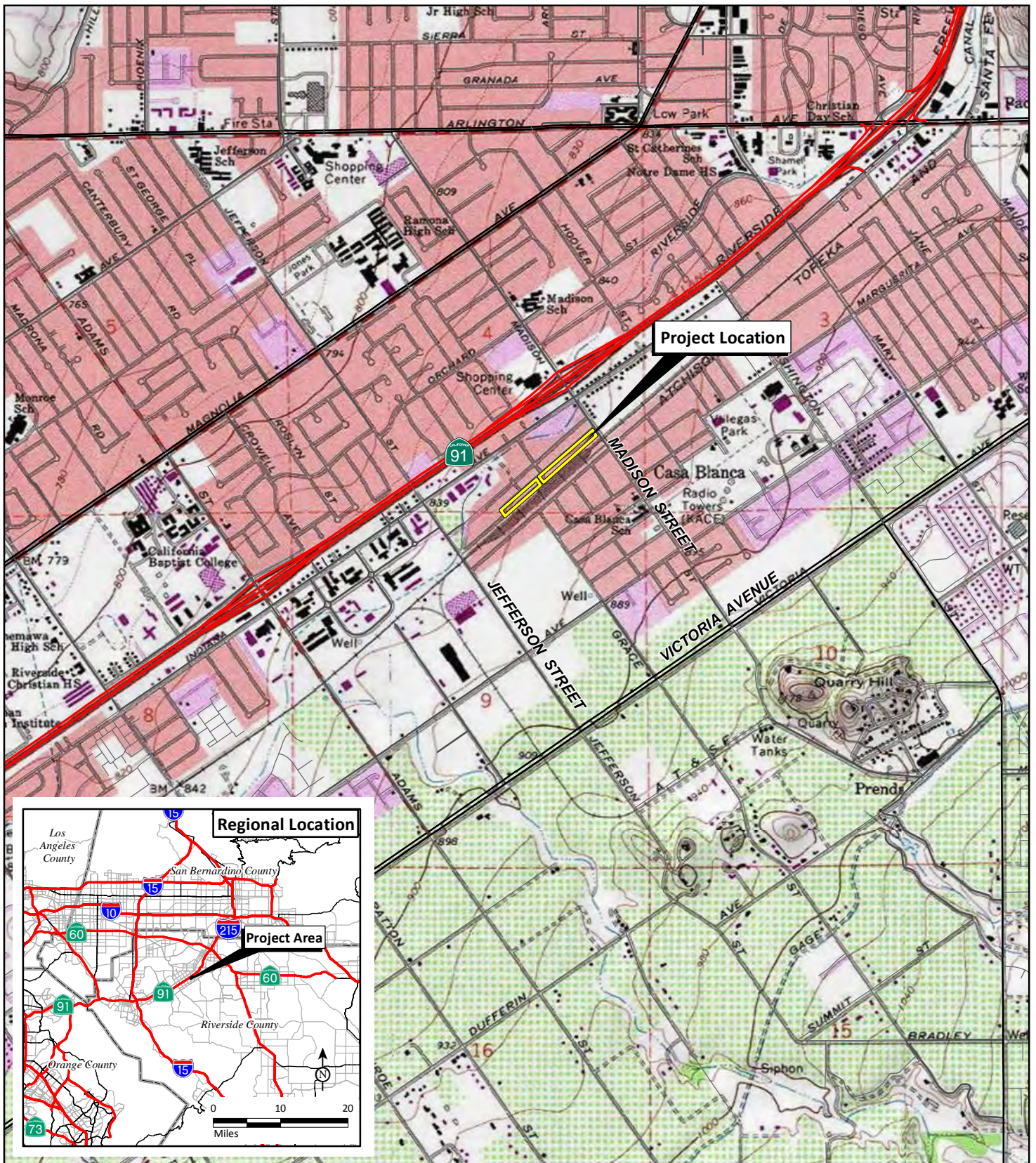
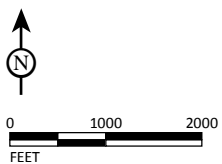


FIGURE 1

LSA



SOURCE: USGS 7.5' Quad: Riverside West (80), CA; ESRI Streetmap, 2013/Riverside County, 2015.

I:\ADK1601\Reports\Cultural\fig1\_RegLoc.mxd (11/3/2017)

Harley Davidson Storage Project  
Regional and Project Location

## NATURAL SETTING

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

### BIOLOGY

At an elevation of approximately 900 feet about mean sea level (amsl), the project falls within the Lower Sonoran Life Zone (Bean 1977). This zone ranges from below sea level to an elevation of approximately 3,500 feet asml and is represented in the Mojave and Colorado Deserts. Plants common to the area include cacti, desert agave, cheesebrush, catclaw, acacia, and seasonal grasses. Animals typically found within this zone include deer, coyote, foxes, rabbits, rodents, ravens, reptiles, and insects.

### GEOLOGY

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

### HYDROLOGY

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

## CULTURAL SETTING

### PREHISTORY

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

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

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

### ETHNOGRAPHY

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

Typically, the native culture groups in Southern California were named after nearby Spanish period missions, and such is the case for these coastal Takic populations. For instance, the term "Gabrielino" is applied to the natives inhabiting the region around Mission San Gabriel, and "Luiseño" was given to those native people living within the "ecclesiastical jurisdiction of Mission San Luis Rey... [and who shared] an ancestral relationship which is evident in their cosmogony, and oral tradition, common language, and reciprocal relationship in ceremonies" (Oxendine 1983). The Cahuilla are one exception to this naming convention, as their territory was distant enough from the missions for them to be only marginally affected and assimilated by the missions in the last few years of the Spanish period.

The territory of the Cahuilla included most of Riverside County and portions of San Bernardino, San Diego, and Imperial Counties (Bean 1978). The territory of the Gabrielino included portions of Los

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

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

### Gabrielino

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

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

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

### Cahuilla

The other Native American tribe inhabiting the Santa Ana River area was the Cahuilla, whose traditional territory encompassed diverse topography ranging from the Salton Sink to the San Bernardino Mountains and San Geronio Pass (Bean 1978; Kroeber 1925). The Cahuilla were generally divided into three groups: Desert Cahuilla, Mountain Cahuilla, and Pass Cahuilla (Kroeber 1925). Like other Southern California Native American tribes, the Cahuilla were semi-nomadic peoples leaving their villages and using temporary camps near available plant and animal resources.

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

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

### **Luiseño**

Prior to Spanish occupation of California, the territory of the Luiseño extended along the coast from Agua Hedionda Creek to the south, Aliso Creek to the northwest, and the Elsinore Valley and Palomar Mountain to the east. These territorial boundaries were somewhat fluid and changed through time. They encompassed an extremely diverse environment that included coastal beaches, lagoons and marshes, inland river valleys and foothills, and mountain groves of oaks and evergreens (Bean 1978; Bean and Shipek 1978).

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

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

## **HISTORIC CONTEXT**

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

### **Spanish Period**

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

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

## Mexican Period

In 1821, Mexico overthrew Spanish rule, and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions, reorganized as parish churches, lost their vast land holdings, and released their neophytes. In 1834, a prominent group of Californians, including the Lugos, the Vallejos, the Picos, and the Ortegas, coerced Governor Figueroa into creating the “Provisional Regulations.” These regulations made mission lands available for their occupation (Beattie and Beattie 1939).

During the Mexican Period, the ranchos were predominantly devoted to cattle, with great tracts of land used for grazing. Until the Gold Rush of 1849, livestock and horticulture dominated the economics of California (Ingersoll 1904; Beattie 1925; Beattie and Beattie 1951). Sixteen ranchos were granted in Riverside County; one of these was the Jurupa Rancho, granted in 1838 by then-Governor Alvarado to Juan Bandini (Lech 2004). Another rancho, Sobrante de San Jacinto, was granted to Miguel de Pedronena and Rosario Estudillo de Agüirre, comprising over one hundred thousand acres. The project area is on the southwestern corner of these former rancho lands.

## American Period

The American Period, 1848–present, began with the signing of the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the United States primarily because of the population increase created by the Gold Rush of 1849. The discovery of gold in the northern portion of the state increased Anglo settlement of the region. Mexican land grants had created large pastoral estates in California and the demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855 (Jackson 1982). However, beginning around 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys (Jackson 1982). When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861 and 1862, followed by two years of extreme drought, which continued to some extent until 1876, altered ranching forever in the area (Jackson 1982).

As travel along the Santa Fe Trail during the early American Period brought more settlers, the pattern of settlement developed along the Santa Ana and San Jacinto waterways. The Southern Pacific Railroad completed its line from Los Angeles through Riverside and over the San Geronio Pass in 1876 making travel easier for people interested in moving west to new towns like Riverside. As the population grew, a movement to split from San Diego and San Bernardino Counties grew, eventually leading to the establishment of Riverside County in 1893. Since its formation, transportation, agriculture, and the control of water have continued to be central themes in the settlement, development, and growth of Riverside County (Robinson 1979).

## Riverside

Originally part of the Jurupa Rancho, Riverside was founded in September 1870 by the Southern California Colony Association. The land was surveyed and platted with 10-acre parcels to the north and south and a one-square mile town site. The commercial core of the Mile Square began developing along Main Street in the center of town, while residential areas developed to the north, south, and east. In 1875 the Southern California Colony joined with the nearby New England and

Santa Ana Colonies to form the Riverside Land and Irrigation Company, combining their land holdings (Patterson 1996). Riverside was predominantly an agricultural community, initially specializing in raisin grapes, alfalfa, hay, and stone fruits before these were supplanted by citrus production. The City of Riverside was incorporated in 1883 and at the time encompassed approximately 56 square miles (Gunther 1984). By 1893, when Riverside became the county seat, public transportation lines of one kind or another connected Riverside to most other communities in southern California, attracting settlers and tourists alike. Through the early part of the 20<sup>th</sup> century, Riverside remained a relatively small but prosperous city, with its population increasing significantly during the 1920s and the citrus industry dominating the local economy (Lech 2004).

### *Casa Blanca*

This small settlement began in December of 1878, when the Lockwood family moved into its new white-plastered adobe. They called it Casa Blanca, or “white house.” The Lockwoods landscaped their property extensively, which was so remarkable that the “Casa Blanca” name was given to the general area (Gunther 1984). In 1889, S.C. Evans filed a subdivision nearby, which he called “Map of the Village of Casa Blanca.” The subdivision provided a settlement where agricultural workers could own homes near their workplace (PCR 2001). The village still exists today as a distinct Riverside neighborhood.

### *Upper Riverside Canal and the Atchison Topeka and Santa Fe Railroad*

The Upper Riverside Canal was built in 1870–1874; its head gates are located along the Santa Ana River, northwest of the original downtown. With the completion of a canal system and the beginnings of a railroad infrastructure, Riverside rapidly became an economic boomtown. The availability of water and the presence of the railroads were the key to development of viable agricultural economies in California (Wilkman 2011).

The first railroad to be built through the Riverside area was the Santa Fe, under charter of the Riverside, Santa Ana and Los Angeles Railway Company. Through service from San Bernardino to Los Angeles via this route began on August 12, 1888. As the tracks were laid in a southwesterly direction, stations and stops were added along the way. The Riverside, Santa Ana, Los Angeles Railroad took over the California Southern Railroad in Highgrove, which provided service into Arlington. Four stations were built to accommodate the citrus and agriculture industries within Riverside; these stations were the Riverside Station in downtown Riverside, the Pachappa Station at Arlington Avenue, the Casa Blanca Station at Madison Street (in the project area), and the Arlington Station at Van Buren Boulevard (Gustafson and Serpico 1992).

The original Casa Blanca Station was built in 1890, but in 1897 was replaced by a larger single-story combination depot along the north side of the railroad tracks that served the area until it was removed in 1966 (PCR 2001). Three palm trees adorned the station; these trees are present today.

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## METHODS

### RECORDS SEARCH

On November 15, 2016, LSA archaeologist Gini Austerman completed a records search at the Eastern Information Center (EIC), located at the University of California, Riverside. It included a review of all recorded historic and prehistoric archaeological sites within one mile of the project, as well as a review of known cultural resource survey and excavation reports. In addition, the California State Historic Property Data File (HPD), which includes the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI).

### ADDITIONAL RESEARCH

Historic aerial photographs and topographic maps were reviewed for information relating to the historic use of the parcel. Research also included a review of reports on file at the City of Riverside Planning Department. Mr. Dean Ayers, archivist for the Riverside Public Utilities, was contacted on March 22, 2017, requesting information related to the valve cover observed in the project area. In addition, Mr. Steven Mains of the Riverside Historical Society was contacted on March 27, 2017, regarding the history of the valve cover.

### FIELD SURVEY

On November 16, 2016, Ms. Austerman completed a pedestrian survey of all accessible exposed areas of the project parcel. Portions of the property were surveyed in systematic parallel transects spaced by approximately 10 meters (approximately 30 feet), where possible. Special attention was given to areas of exposed soil for surface artifacts and features and to stratigraphy and rodent burrows for evidence of buried midden. The purpose of this survey was to identify and document—prior to the beginning of ground-disturbing activities—any cultural resources and thus also to identify any area(s) that might be sensitive for buried cultural resources.



## RESULTS

### RECORDS SEARCH

#### Resources

Data from the EIC noted 43 cultural resources within a one-mile radius of the project; none of which are located within the project. The resources noted within the one-mile radius of the project, outside of the project boundaries, are all from the historic-period (pre-1968) and include 21 residential properties, 15 commercial/public use properties, four water conveyance resources, one citrus grove, Victoria Avenue, and the Parent Washington Navel Orange Tree. No prehistoric resources are documented within the one-mile radius. The closest resources to the project are three commercial properties (33-018046, 33-01847, and 33-01848), each is within approximately 100 feet on Evans Street, on the south side of the railroad tracks. Also nearby is the Upper Riverside Canal (33-004495), built in the late 19<sup>th</sup> century. The canal is located approximately 285 feet north of the project. Some segments of the canal have been modernized, removed, or abandoned. The segment of the Riverside Upper Canal near the project is no longer in use.

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

**Table A: Cultural Resources within One Mile of the Project**

Primary #	Site Description
33-004495	Upper Riverside Canal
33-004791	Lower Riverside Canal
33-005820	Citrus groves and irrigation features; c. late 19 <sup>th</sup> century
33-009683	Parent Washington Navel Orange Tree, HPOI #20; corner of Magnolia/Arlington Avenues
33-011634	4922 Arlington; 1937 residence
33-011634	4948 Arlington; 1937 residence
33-011880	3020 Madison Street; Casa Blanca School 1923
33-011885	7155 Magnolia Avenue; Pliny Evans Home 1913
33-012838	6869 Indiana Avenue; 1951 residence
33-012839	6666 Indiana Avenue; 1927 residence
33-012842	3280 Jane Street; 1953 residence
33-012843	3285 Jane Street; 1952 residence
33-013219	7265 Indiana Avenue; 1955 residence
33-013220	7293 Indiana Avenue; 1926 residence
33-013293	7275 Indiana Avenue; 1926 residence
33-013294	7259 Indiana Avenue; 1946 residence
33-011361	Victoria Avenue

**Table A: Cultural Resources within One Mile of the Project**

<b>Primary #</b>	<b>Site Description</b>
33-014380	3410 Washington Street; 1907 residence
33-014381	3422 Washington Street; 1907 residence
33-017218	Gage Canal extension
33-017250	7072 Indiana Avenue; 1927 residence
33-017251	7060 Indiana Avenue; 1927 residence
33-017262	3407 Washington Street; 1927 residence
33-018046	7605 Evans Street; 1948 commercial building
33-018047	7615 Evans Street; 1950s substation
33-018048	7635 Evans Street; pre-1948 structure/outbuilding
33-018199	7166 Indiana Avenue; 1925 residence
33-021020	Irrigation features; Washington/Francis area
33-024721	3690 Adams Street; William Cooper House 1909
33-026412	8525 and 8555 Diana Avenue; 1968 California Baptist University building
33-026413	8432 Washington Street; California Baptist University
33-026414	8436 Magnolia Avenue; California Baptist University
33-026415	3502–80 Adams Street; California Baptist University
33-026418	Diana Park Tract; 1962 residential development
33-026421	8435 Magnolia Avenue; California Baptist University
33-026422	3750 Adams Street; California Baptist University
33-026423	8308 Magnolia Street; California Baptist University
33-026424	8447, 8449, 8451, 8471 Diana Avenue; California Baptist University
33-026425	8775 Magnolia Street; 1956 school
33-026426	8431 Diana Avenue; Riverside Free Methodist Church 1963
33-026427	3622 Adams Street; 1972 apartment building
33-026428	3668 + 3720 Adams Street; 1961 California Baptist University
33-026429	3780 Adams Street/8350 to 8398 Magnolia Avenue; University Place Apartments

## Reports

Data from the EIC indicate that there have been 20 previous cultural resource studies conducted in the records search area, none of which are within the project.

## Additional Research

Historic aerial photographs and topographic maps ranging from 1901 through the present were reviewed. The 1948 and 1967 aerial photographs indicate that a structure was present along the

north side of the railroad tracks with several ornamental palm trees adjacent to the structure; the structure was no longer present in the 1994 photograph. The structure is believed to have been the Casa Blanca Station, located adjacent to the railroad. Topographic maps indicate that, aside from the Casa Blanca Station, the project area has never been developed (Nationwide Environmental Title Research 1948, 1967, 1994, 2005, 2009, and 2010).

The review of reports on file at the City of Riverside included a 2001 study conducted by PCR Services Corporation titled the Historic Survey, Inventory, and Evaluation of Casa Blanca & Eastside Communities. PCR describes the Casa Blanca site as consisting of the concrete foundation, three Canary Island palm trees, and the “Casa Blanca” station stop sign. The report recommended the Casa Blanca Station site as eligible for the National Register under Criteria A and D for its association with important events in history and its potential to yield information important in history. PCR assigned the Casa Blanca Station site a California Historical Resources status code of 3S (Appears eligible for NR [National Register] as an individual property through survey evaluation).

Communication with Mr. Dean Ayers indicates that the valve-cover noted in the project is an active hydrant valve cover likely installed with the water hydrant. Mr. Ayers stated that the valve cover is generic and currently available at the local hardware store. Mr. Mains also asserted that the valve cover is generic and is readily available and was likely used to update the valve when the water hydrant was installed. This hydrant feature is not related to the Casa Blanca Station, but rather a modern infrastructure feature that is still in use.

## FIELD SURVEY

The field survey revealed fencing, a remnant concrete foundation, two wooden utility poles, a metal utility box, a water hydrant, a hydrant valve cover (Figure 2), and four palm trees within the project area (Figure 3). Aside from these features, the entire property is undeveloped, vacant, and cleared of vegetation. Ground surface visibility was excellent. The center of the project appears to have been capped with fill dirt and a thin layer of gravel. The valve cover exhibits the letters “CWD,” which stands for City Water Department. The date stamped on one of the utility poles is 2010; the other pole does not have a date stamp. The remnants of the concrete foundation and the three associated palm trees were documented as LSA-ADK-H-1 and are described below. The other palm tree is some distance from and unrelated to the foundations and was not documented. The Casa Blanca Station stop sign was not observed during the field survey.

### LSA-ADK-H-1

The concrete foundation remnants were noted along the north side of the railroad tracks in a location consistent with the historic-period Casa Blanca Station. The foundation measured approximately 36 feet long and 21 feet wide and is separated into three sections of by embedded wooden boards that run the width of the feature (Figure 4). Aside from the three palm trees, which are consistent with the Canary Island palms noted in the 2001 PCR report, no additional artifacts were noted in association with the foundation. The feature was documented as an archaeological site on California Department of Parks and Recreation (DPR) Forms (see Appendix A).



Figure 2: Detail of Hydrant Valve Cover



Figure 3: Site Overview, facing west.



Figure 4: Concrete Foundation, facing east.

## SIGNIFICANCE EVALUATION

Based on the research and field results discussed above, the following sections present the historical significance evaluation for the remnant concrete foundation (LSA-ADK-H-1) and the conclusion regarding whether it qualifies as a “historical resource” as defined by CEQA. Pursuant to City of Riverside requirements, although this is a CEQA project, the resource is also evaluated under the National Register criteria.

### DEFINITIONS

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation of resources to determine whether they qualify as “historical resources” as defined by CEQA. The criteria for determining the historical significance of resources are based on Section 15064.5 of the CEQA Guidelines and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance. Once a resource has been determined to be a “historical resource,” it must be determined whether there will be impacts to the resource.

### National Register of Historic Places

A cultural resource is evaluated for eligibility for listing in the National Register according to four criteria. These criteria generally require that the resource be 50 years of age or older and significant at the local, state, or national level according to one or more of the following:

- A. It is associated with events that have made a significant contribution to the broad patterns of local or regional history;
- B. It is associated with the lives of persons significant in our past;
- C. It 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 that represent a significant and distinguishable entity whose components lack individual distinction; and/or
- D. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Properties that are not 50 years of age or older must have “exceptional significance” in accordance with National Register Criteria Considerations. The National Register also requires that a resource possess integrity, which is defined as “the ability of a property to convey its significance.” The aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To determine which of these factors are most important will depend on the particular National Register criterion under which the resource is considered eligible for listing.

## California Register of Historical Resources

For a property to be eligible for inclusion in the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of time needed to develop the perspective to understand the resource's significance (CCR 4852 [d][2]).

The California Register also requires that a resource possess integrity, which is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 1999:2). To retain integrity, a resource should have its original location, design, setting, materials, workmanship, feeling, and association. Which of these factors is most important depends on the particular criterion under which the resource is considered eligible for listing (California Office of Historic Preservation 1999). There are seven aspects of integrity:

- a) *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- b) *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- c) *Setting* is the physical environment of a historic property.
- d) *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- e) *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- f) *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- g) *Association* is the direct link between an important historic event or person and a historic property.

## City of Riverside Cultural Resources Ordinance

The City of Riverside’s Cultural Resources Ordinance provides three categories of historical significance: Landmark, Structure or Resource of Merit, and Historic District. The criteria for these are outlined in the Riverside Municipal Code (RMC) 20.50.010. Since the remnant foundations (LSA-ADK-H-1) do not appear to be part of a potential historic district that designation is not discussed further. Consideration of the Landmark and Structure of Merit designations is appropriate for this resource. The primary difference between these categories is that Landmarks typically require a higher degree of integrity.

A Landmark is defined as “any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the city, retains a high degree of integrity, and meets one or more of the following criteria”:

1. Exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state, or national history;
3. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
7. Is one of the last remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. Has yielded, or may be likely to yield, information important in history or prehistory.

A Structure or Resource of Merit is defined as “any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the city, retains sufficient integrity, and” meets one or more of the following criteria:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city;
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community, or area;
3. Is connected with a business or use which was once common but is now rare;



4. A cultural resource that could be eligible under landmark criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the landmark criteria;
5. Has yielded or may be likely to yield, information, important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more of the Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit. (Ord. 7248 §5, 2014; Ord. 7206 §24, 2013; Ord. 7108 §1, 2010)

## EVALUATION

### Summary of History

Within the project area one historic-period resource, consisting of remnant concrete foundations (LSA-ADK-H-1) and three related palm trees, was documented. These remnant features were once part of the Casa Blanca Station, which was built between 1890 and 1897 and consisted of a single-story depot and related landscaping adjacent to the north side of the railroad tracks. The structure was removed in 1967, leaving the foundation which has degraded over time.

### Significance Evaluation

As previously stated, the property is being evaluated for significance under the National Register criteria, California Register criteria, and the City's criteria for local designation. Because the National Register and California Register criteria are so similar, they are addressed together.

#### *National Register and California Register Criteria*

Under Criteria A/1, the former Casa Blanca Station is one of four depots built in Riverside that were associated with the agricultural-related commercial, industrial, and residential boom of city and surrounding areas in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. However, as a remnant concrete slab, the resource has completely lost integrity of design, materials, workmanship, and feeling and its integrity of association has been significantly compromised. Although it is identifiable as a historic-period feature, it no longer conveys its historic use or purpose. Therefore, it is not significant under these criteria.

Under Criteria B/2, no information was found to suggest that this property is associated with any person significant in local, state, or national history. Therefore, it is not significant under these criteria.

Under Criteria C/3, the structure has been removed; therefore, these criteria do not apply.

Under Criteria D/4, which typically relates to archaeological resources, the remnant foundation does offer potential to yield information related to 20<sup>th</sup> century construction techniques. However, the Casa Blanca Station structure is one of many buildings constructed in the Riverside area at the turn of the century and offers no potential for information unique to railroad stations. Therefore, it is not significant under these criteria.

### *City of Riverside Landmark Criteria*

The former Casa Blanca Station has been demolished and cannot be considered an exceptional example of historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City. Therefore, it does not meet the minimum qualifications and no further discussion of the Landmark criteria is provided.

### *City of Riverside Structure of Merit Criteria*

Under Structure of Merit Criterion 1, the property does not have a unique location or singular physical characteristics, nor is it a view or vista representing an established and familiar feature of a neighborhood, community, or of the City. The structure has been removed; therefore, it is not eligible under this criterion.

Under Structure of Merit Criterion 2, the property is not an example of a type of building that was once common but is now rare in its neighborhood, community, or area. As discussed previously, the structure has been demolished; therefore, it is not eligible under this criterion.

Structure of Merit Criterion 3 is for properties connected with a business or use which was once common but is now rare. The property was used for transportation purposes but, because it has been demolished, this criterion does not apply.

Structure of Merit Criterion 4 is for properties that retain sufficient, but not necessarily high integrity, and that meet one or more of the Landmark criteria. The structure has been demolished; therefore, it is not eligible under this criterion.

Under Structure of Merit Criterion 5, which typically relates to archaeological resources, the remnant foundations were built using known techniques and materials and do not have the potential to yield important information. Similarly, potential subsurface artifacts are likely to be relatively common items that would not add new information to the existing body of knowledge. Therefore, it is not eligible under this criterion.

Structure of Merit Criterion 6 is essentially the same as Criterion 4 in that it is for properties that retain sufficient integrity to convey significance under one or more of the Landmark criteria. The structure has been demolished; therefore, it is not eligible under this criterion.

## CONCLUSION

Based on the above analysis, the historic-period resource identified in the project area does not meet any of the criteria for listing in the National Register or California Register or for local designation. Due to the fact that the Casa Blanca Station has been demolished, the elements of design, setting, workmanship, materials, feeling, and association do not meet the integrity thresholds to qualify for listing in any register. Therefore, the remnant foundation (LSA-ADK-H-1/ former Casa Blanca Station) does not qualify as “historical resource” as defined by CEQA.

## FINDINGS AND RECOMMENDATIONS

This report has provided background information on the project area and outlined the research, field survey, methods, and results. Throughout the course of the study, no “historical resources,” as defined by CEQA, were encountered within the project area. However, as with most formerly well-traveled areas such as this, there is some potential for subsurface artifacts to be uncovered during earthmoving activities. Although these potential artifacts are not anticipated to be historically significant, it is prudent to recommend limited archaeological monitoring by a qualified archaeologist for initial ground disturbing activities. This includes grubbing, tree removal, grading and trenching within 100 feet of the foundation remnants (LSA-ADK-H-1/Casa Blanca Station). In the event any archaeological resources are identified during earthmoving activities, work in the area should be halted until the nature and significance of the find can be assessed by a qualified archaeologist.

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

The City of Riverside has requested the following be included in this report: Additional mitigation measures may be implemented/required as part of the AB 52/SB 18 Consultation process. Mitigation measures will be included in the Mitigation Monitoring and Reporting Program of the Mitigated Negative Declaration. Furthermore, although the property appears ineligible for designation on any level, the former Casa Blanca Station site might be recognized as a City of Riverside Point of Cultural Interest under Title 20 and the palm trees related to it (immediately south of the project site) be incorporated/remain to mark the site. The project, as proposed, will not remove the trees.

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## **APPENDIX A**

### **CALIFORNIA DEPARTMENT OF PARKS AND RECREATION (DPR) FORMS**

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_ 6Z  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

Resource Name or #: LSA-ADK-H-1

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted \*a. County: Riverside and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Riverside West Date: 1980 T4S ; R 5W ; 1/4 of 1/4 of Sec 4 ; S.B.B.M.

c. Address: n/a City: Riverside Zip: \_\_\_\_\_

d. UTM: Zone: 11S; 46246mE/ 3754638 mN (G.P.S.) NAD 83

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN: 230-233-013; 230-245-013; 230-245-015; 230-253-010. This site is located on the north side of the BNSF railroad tracks, on the south side of Rail Road Avenue and between Madison Avenue and Jefferson Streets in Riverside.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This site contains the concrete foundation remnant of the former Casa Blanca Station and three mature ornamental landscape palm trees. The remaining slab measures approximately 36' x 21' and is located adjacent to the north side of the BNSF railroad tracks. The foundation appears to have been poured in three sections separated by wooden beams. The Casa Blanca Station was removed in 1967. The foundation remains are deteriorating.

\*P3b. Resource Attributes: (List attributes and codes) AH02 foundation; AH03 Landscaping

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

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



P5b. Description of Photo: (View, date, accession #)  
Overview, facing east 3/2017

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address)  
Gini Austerman  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, CA 92507

\*P9. Date Recorded:  
March 2017

\*P10. Survey Type: (Describe)  
Intensive-level CEQA compliance

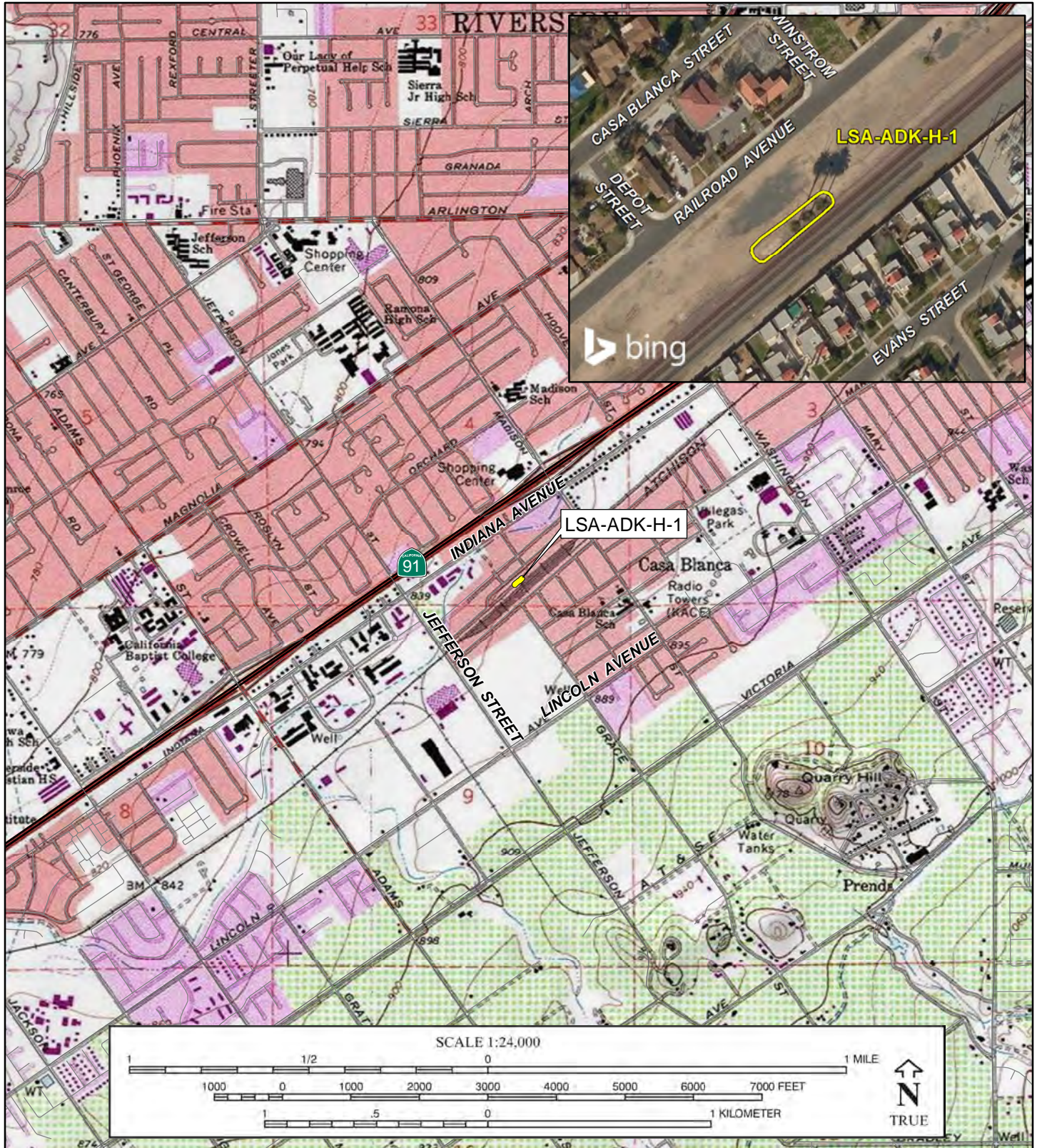
\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") 2017 Austerman Cultural Resources Assessment for the Harley Davidson Storage Project; City and County of Riverside, CA.

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):



State of California - Resource Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**LOCATION MAP**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_



**\*A1. Dimensions: a. Length:** 36 feet × **b. Width:** 21 feet

**Method of Measurement:**  Paced  Taped  Visual estimate  Other:

**Method of Determination** (Check any that apply.):  Artifacts  Features  Soil  Vegetation  Topography  
 Cut bank  Animal burrow  Excavation  Property boundary  Other (Explain):

**Reliability of Determination:**  High  Medium  Low Explain:

**Limitations** (Check any that apply):  Restricted access  Paved/built over  Site limits incompletely defined  
 Disturbances  Vegetation  Other (Explain):

**A2. Depth:**  None  Unknown Method of Determination:

**\*A3. Human Remains:**  Present  Absent  Possible  Unknown (Explain):

**\*A4. Features** (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map.):  
This site contains three features. These are the concrete foundation remnant of the former Casa Blanca Station; the remaining slab measures approximately 36 × 21 feet and is located on the north side of the BNSF railroad tracks. The foundation appears to have been poured in three sections separated by wooden beams. The Casa Blanca Station was demolished in 1967. Located east of the foundation are three palm trees which are likely associated with the Casa Blanca Station.

**\*A5. Cultural Constituents** (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.): None were noted.

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

**\*A7. Site Condition:**  Good  Fair  Poor (Describe disturbances.): The Casa Blanca Station has been removed, the site has been graded and partially covered in gravel.

**\*A8. Nearest Water** (Type, distance, and direction.): Upper Riverside Canal, approximatley 285 feet northwest.

**\*A9. Elevation:** 860 feet amsl

**A10. Environmental Setting** (Describe culturally relevant variables such as vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.): The site is located in a vacant lot on the north side of the BNSF railroad tracks, south of Railroad Avenue.

**A11. Historical Information:** The foundation is the remains of the Casa Blanca Station, built in 1897 and demolished in 1967. The station was one of four BNSF railroad stations that served the Riverside area.

**\*A12. Age:**  Prehistoric  Protohistoric  1542-1769  1769-1848  1848-1880  1880-1914  1914-1945  
 Post 1945  Undetermined Describe position in regional prehistoric chronology or factual historic dates if known:

**A13. Interpretations** (Discuss data potential, function[s], ethnic affiliation, and other interpretations): The foundational remains of the Casa Blanca Station do not retain adequate integrity to meet the criteria for listing in the National Register of Historic Places, the Californian Register of Historical Resources or for local designation.

**A14. Remarks:**

**A15. References** (Documents, informants, maps, and other references):

**A16. Photographs** (List subjects, direction of view, and accession numbers or attach a Photograph Record.):

Original Media/Negatives Kept at:

**\*A17. Form Prepared by:** Gini Austerman

**Date:** 3/27/2017

**Affiliation and Address:** LSA Associates, Inc. 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

\*Required information

