

**A PHASE I CULTURAL RESOURCES INVESTIGATION
OF TENTATIVE TRACT MAP. NO 37857,
3.84 ACRES OF VACANT LAND IN
THE CITY OF JURUPA VALLEY,
RIVERSIDE COUNTY,
CALIFORNIA**

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A PHASE I CULTURAL RESOURCES INVESTIGATION OF TENTATIVE TRACT MAP. NO 37857, 3.84 ACRES OF VACANT LAND IN THE CITY OF JURUPA VALLEY, RIVERSIDE COUNTY, CALIFORNIA

by:

Jeanette A. McKenna, Principal
McKenna et al., Whittier CA

INTRODUCTION

McKenna et al. (Appendix A) completed this Phase I cultural resources investigations of Tentative Tract Map No. 37857, a 3.84 acre property located in Jurupa Valley, City of Jurupa Valley, Riverside County, California. This investigation was requested by Robert Beers, representing R.C. Hobbs companies (property owner), of Orange, California. This investigation was completed for compliance with the California Environmental Quality Act (CEQA), as amended, and in fulfillment of local City of Jurupa Valley data requirements. The City of Jurupa Valley was incorporated in 2011, resulting in a relatively recent shift from being unincorporated Riverside County land to City land. As such, the City of Jurupa Valley is acting as the Lead Agency for this undertaking. Ms. McKenna, Principal Investigator for McKenna, has been certified by the County of Riverside (No. 161) to complete cultural resource investigations within the County.

LOCATION, PROJECT DESCRIPTION, AND SETTING

The current project area is a rectangular property of 3.84 acres on 45th Street; between Opal Street (west) and Pacific Avenue (east; Figure 1); south of SR-60 and south of Mission Blvd., in the eastern extent of the City of Jurupa Valley. More specifically, the project area is located within Township 2 South, Range 5 West, and the southern half of Section 17 (Figure 2). Originally located in unincorporated Riverside County, the project area, now with the City of Jurupa Valley (incorporated in 2011), and is historically associated with the western extent of the community of Rubidoux – between the Pedley Hills and the Santa Ana River. The specific project area is illustrated on the USGS Riverside West Quadrangle (see Figure 2).

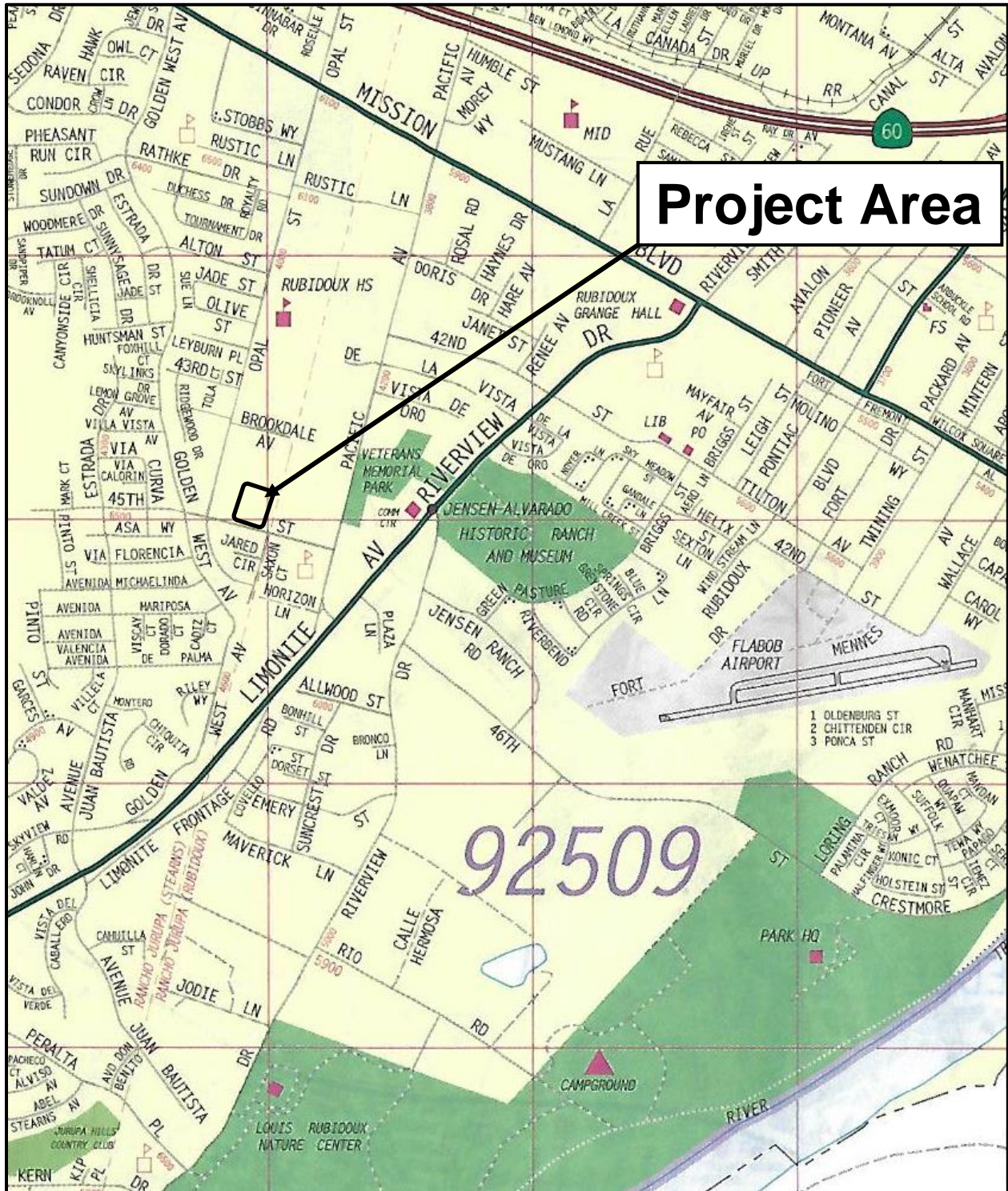


Figure 1. General Location of the Project Area.

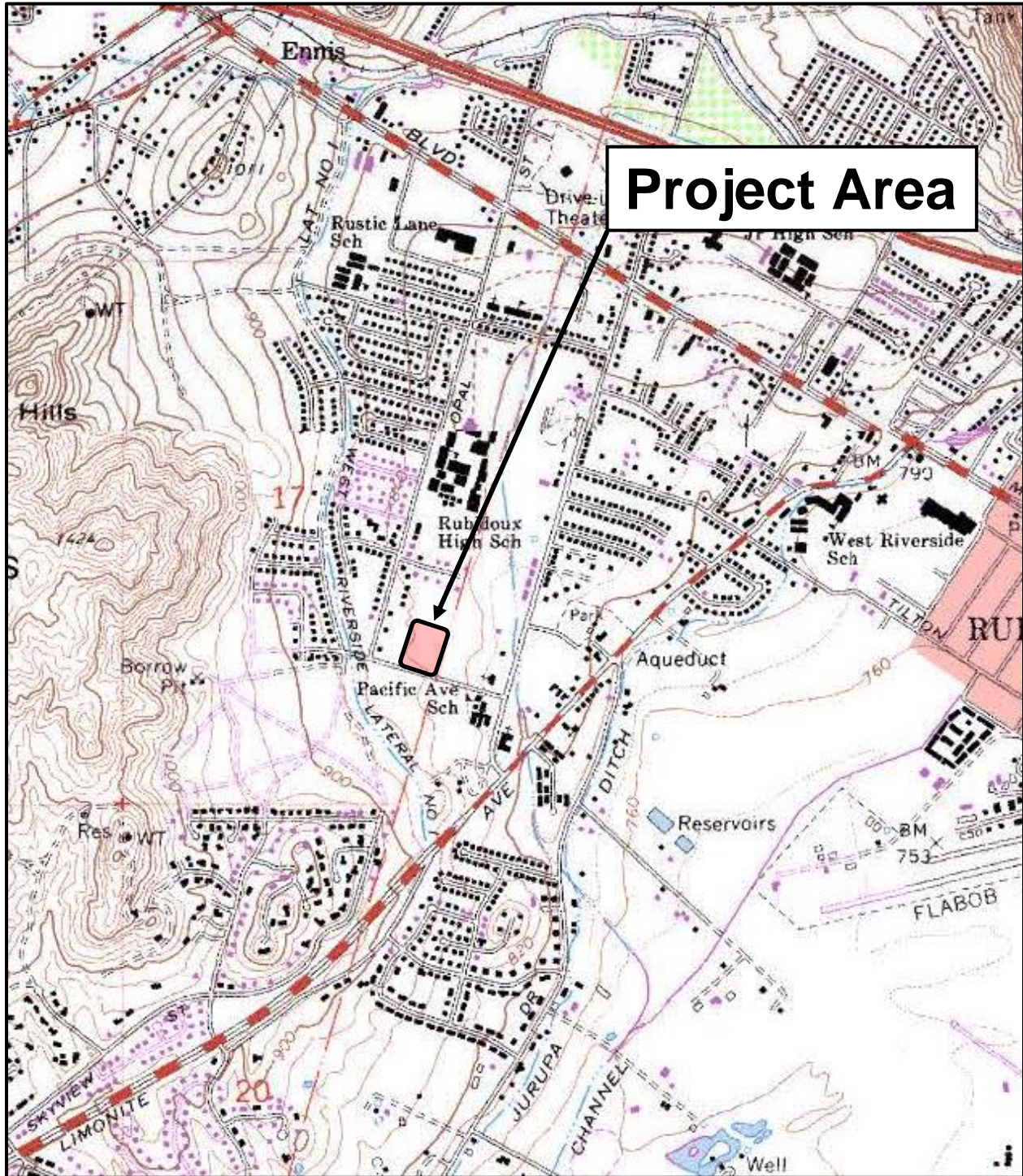


Figure 2. Specific Location of the Project Area (USGS Riverside West Quadrangle).

This project will involve three parcels (APNs 182-190-015, -016, and -017; Figure 3). The project area is currently vacant (Figure 4). The proposed development will involve the establishment of thirty-nine (39) residential properties; Figure 5).

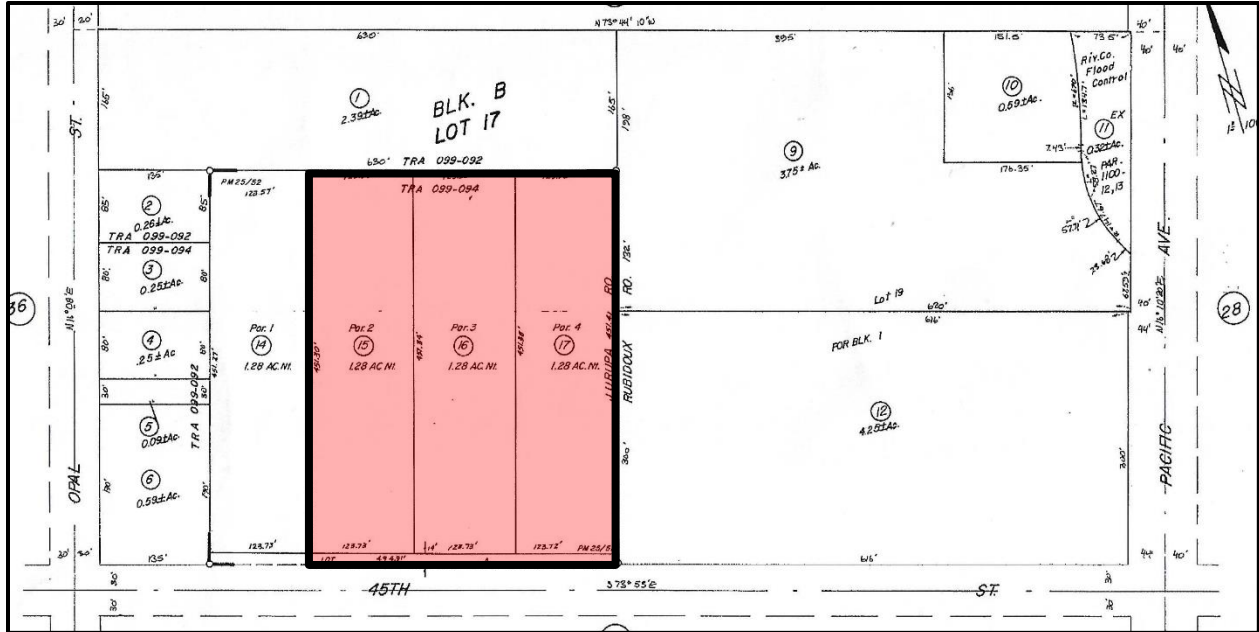


Figure 3. Assessor Parcel Map Illustrating the Project Area.



Figure 4. Aerial Photograph Illustrating the Project Area.

The project area is located just inside the eastern boundary of the historic Rancho Jurupa (Stearns) and, as such, was part of the rancho. The property is located in an area heavily trafficked during historic times, specifically with respect to the Rubidoux ranch complex, and there has been reporting of evidence of late prehistoric, proto-historic, or historic uses in the area, including historic roadways. The Santa Ana River is located approximately 1.5 miles to the southeast of the project area. The small community of Rubidoux is in the immediate area (east), as is the historic Flabob Airport. The area is accessed directly from the modern SR 60 (Pomona Freeway) and Mission Blvd., via Pacific Avenue and/or Opal Street. Elevations within the project area average 850 feet above mean sea level (AMSL) and approximately 250 feet above the bed of the Santa Ana River. The surface undulates slightly, sloping gently to the east.

Drover (1979) characterized the area as part of the Peninsular Range geologic province with granitic outcrops and occasional pools of standing water. Citing Drover (1979:3-4), the soils are described as "... decomposing granite and are relatively shallow, erosion cuts showing two feet in depth with more significant gradation in the valley bottoms. Some basalt outcrops are also present, rock thereof showing thermal cracking from local brush fires some of which appear to have occurred recently."

Gray (1961:57) notes that marine sedimentation occurred in the early Miocene and probably continued into the Pliocene epochs, resulting in the formation of the Santa Ana Mountains. Flooding relief was moderate, but erosion continues to carve deep cuts resulting in the current landform (McKenna 1988:7). An existing concrete drainage on the southern boundary of the project area is a physical feature showing runoff waters tending to drain to the south.

Geological testing by Leighton and Associates, Inc. (1988) has dated the older alluvium of the general area to approximately 25,000 years B.P. (before present). Additional data indicated the surface areas continued to erode while the substrate remains relatively intact. The area is dominated by the presence of sandy topsoils and some bedrock outcroppings. Desert Sage Scrub habitat, characterized by the presence of buckwheat, sage, and deer weed, is present in some area (Bean and Saubel 1972; Mead 1972; Drover 1979; and ARMC 1980). The lack of native vegetation is also attributed to historic and modern use of the property.

CULTURE HISTORY BACKGROUND

The earliest known records of European contact with Southern California Native Americans date to the mid-1500s, representing minor contact during early explorations by the Spanish. Extensive contact was not established until the 1770s, when Father Garces traversed the Mojave Desert and entered coastal Southern California through the Cajon Pass (Walker 1986).

In the 1770s, the Spanish padres, under the direction of Junipero Serra, began the process of establishing a series of missions throughout Alta California, as California was

then known. Noted earlier, the project area is within the boundaries of lands held by the Mission San Gabriel de Archangel. The mission continued to hold these large tracts until the Mexican government declared its independence from Spain and issued orders for the secularization of the Missions (ca. 1824). By 1833-34, the majority of Mission lands were taken from the Catholic Church and reissued to individuals who had served as Spanish or Mexican soldiers, settlers, financiers, etc. The Mexican government hoped to initiate a pattern of settlement in Alta California by relocating populations from other Mexican settlements to recently established Alta California settlements and continuing the issuance of land grants, initiated (but limited) under Spanish rule (Hanna 1951; McWilliams 1973; Dumke 1944; and Scott 1977). Maps provided by Avina (1932); the Bureau of Land Management; and Beck and Haase (1977) illustrate the extent of the Rancho/Grant system.

In this case, the project area was within the historic Rancho Jurupa (Stearns), initially confirmed to Juan Bandini in 1838 and later confirmed to Abel Stearns, Bandini's son-in-law, in ca. 1879 (Avina 1932:53; Bureau of Land Management General Land Office Records, Accession No. CACAAA 083087). Stearns' holdings were reconfirmed by the U.S. Government and, following the acquisition of Alta California by the U.S. Government. While still part of San Bernardino, the area east of the rancho boundary became known as West Riverside (1887) and, by 1891, the "Addition to West Riverside" was annexed, including the current project area (Figure 6).

As such, in 1891, 45th Street was referenced as Fourteenth Street and, in this case, the project area is identified within Lot 17 (Block B). Between 1892 and 1896, following the reassignment of this area to Riverside County, Lot 17 of Block B was identified as a 10-acre property with no subdivision (Figure 7).

Gunther (1984:567) described West Riverside:

"WEST RIVERSIDE. On October 29, 1887, the *Riverside Press & Horticulturist* announced: "The program is now nearly completed for placing on the market a large tract of land on the west side of the Santa Ana river, west of Riverside, to be known as West Riverside. Some time since a

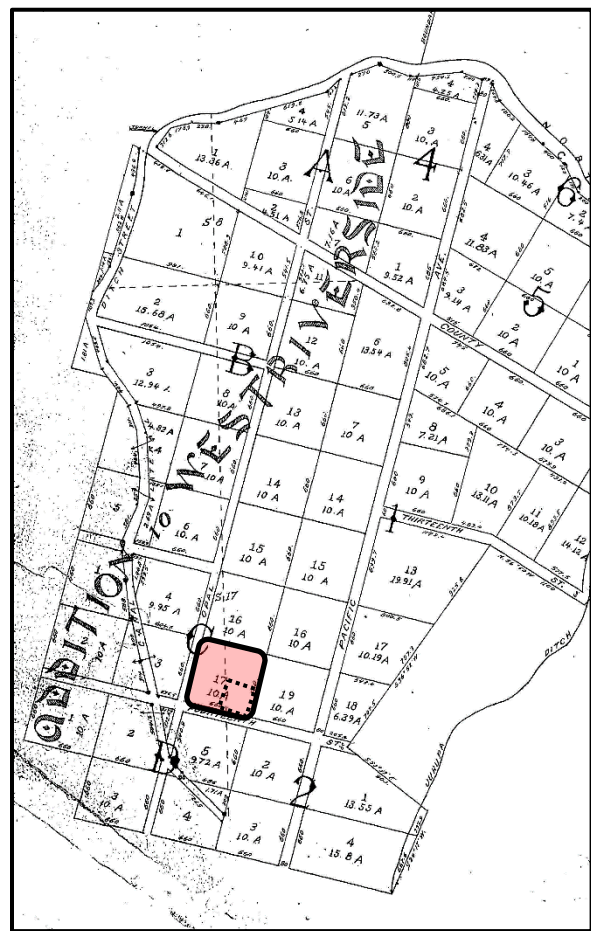


Figure 6. 1891 Map of Addition to West Riverside (SB Co. MB 9/34).

water compayu was formed by F.C. Howes and Mr. [G.A.] Fudicker of Los angeles and others. This tract, when settled, will be tributary to Riverside, although a town will be started on the tract, and it is believed that the Southern Pacific will run their line to Riverside down the west side of the river through the new West Riverside., in which case a town there will be a necessity.” The Southern Pacific did not oblige. The West Riverside post office opened on June 6, 1893, with Jesse M. Packard as first postmaster. In 1958 the post office name was changed to Runbudoux [see]. West Riverside was designated as one of the original 40 elecion precincts of Riverside County at the March 22, 1893, meeting of the Riverside County Board of Commissioners [Minutes]. WEST RIVERSIDE SCHOOL DISTRICT was formed by action of the Riverside County Board of Supervisors on February 6, 1894, on petition of W.W. Carpenter and others [Minutes].”

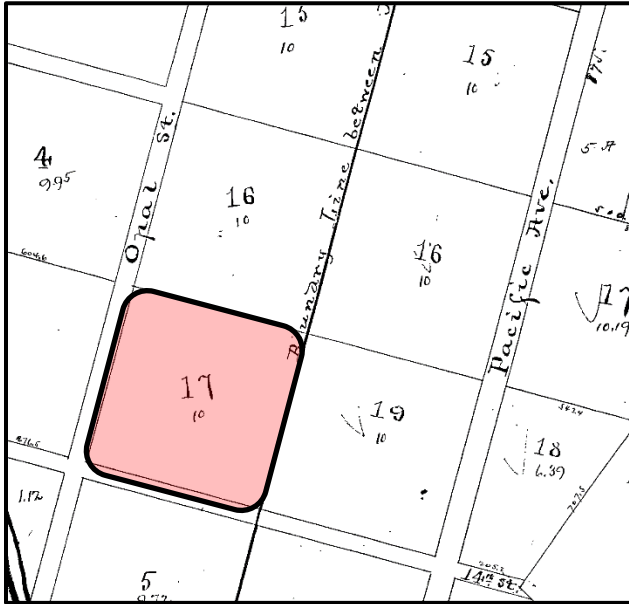


Figure 7. Assessor Map of 1892-1896.

With respect to Rubidoux, Gunther (1984: 438-439) states:

“In 1844 Louis Rubidoux arrived in California with his family and, shortly thereafter, purchased the Jurupa Rancho. He became one of the most prosperous stock raisers in southern California, and also planted orchards and vineyards, raised grain, built the first grist mill in the area, and operated a winery ... The location of the house, which was razed in about 1920, would have been in what is now the 5500 block of Mission Blvd. in Rubidoux.

“Rubidoux” is simply a misspelling of the name “Robidoux” that has become accepted by some of Louis Robidoux’ descendants [with many variation] and as a place name. Louis Robidoux did not, as cited for Landmark No. 102, acquire Rancho Jurupa in entirety, but only 6,749 acres out of the total land grant of 32,259.16 acres. His portion of Rancho Jurupa straddled the Santa Ana River, including the present community of Rubidoux [see] and a good part of downtown Riverside. He acquired his acreage in two parts: half from Benjamin “Benito” Wilson on May 8, 1848, and half from Isaac “Julian” Williams on December 13, 1849. With the latter purchase Williams specified that it included “the house and corrals now existing thereon” [*Expediente* LCX 463, No. 100].

It is noted, the purchased by Rubidoux were completed at the same time the U.S. Government was in the process of annexing California into the Union and at a time of both perceived instability and the influx of persons following both the Gold Rush and the availability of land not already claimed.

Research complete at the Riverside County Archives provided an ownership and/or improvement history for the property once it was incorporated into Riverside County. This research showed the owner in 1892 as M. McDonald, who also owned Lot 16 (a total of 20 acres). Between 1893 and 1895, Lot 17 was held by W.S. Boggs, Trustee, and Lot 16 was sold to Joseph S. Babel. In 1893, Lot 17 was assessed at \$600 with no improvements.

Subsequently, in 1896, Lot 17 was held by the Saving Bank of San Bernardino and, by 1898, had been sold to George K. Hubbard. The land was valued at only \$160. In 1899, Hubbard sold the property to N.C. White (valued at \$145) and White built a residence on the property in 1902 (valued at \$700). In 1907, White planted trees valued at \$200.

N.C. White divided the property into halves in 1908 – the northern 5 acres and the southern 5 acres. In 1926, the northern 5 acres was owned by C.M. Kirkpatrick, who held the property until 1938 (unimproved), and Frances Kirkpatrick until 1944. Frances Kirkpatrick sold her 5 acres to Theodore and Inez Peck in 1945 (no improvements). In 1947, the Pecks subdivided their property into northern and southern halves (2.5 acres each), maintaining the southern 2.5 acres and selling the northern 2.5 acres to Clyde and Mildred Byrd, who built a residence (\$250/\$180/\$--). The Pecks built a residence on the southern 2.5 acre property in 1951 (\$620/\$120/\$--) and sold the property to Harold and Elsie Shaw in 1953. In 1957, the Shaws sold their property to Paul and Orian Loizeaux.

White sold the southern 5 acres to A.F. Gill in 1908, including the residence and trees. In 1908, the southern 5 acres was valued at \$400; the residence at \$700; and the trees at \$300. In the following years, the various owners of the southern 5 acres included:

1909	Samuel Patterson	\$400/\$700/\$300
1910	E.V. Beall	\$700/\$700/\$300
1913	W.D Erdice	\$700/\$700/\$125
	(gap in data from 1914-1925)	
1926	R.K. Spitzer	\$500/\$430/\$--
1930	Edward Sandell	\$700/\$500/\$--
1944	Edward Sandell	\$500/\$600/\$170

Edward Sandell acquired the southern 5 acres in 1930 and sold the land to Olive O. and Hazel Henderson in 1945, including the residence (valued at \$500/\$600/\$190). The Hendersons sold to Charles and Martha Wheeler in 1946 and the Wheelers immediately

invested in extensive residential construction (\$500/\$2730/\$220). These improvements are reflected in the 1945-1946 residence now located north of the 1909 residence.

Charles Wheeler died in 1948, leaving the property to Martha Wheeler (\$500/\$1990/\$330), who continued making the improvements. In 1949, the property was valued at \$1250/\$3180/\$330 (reflecting the two residential improvements). Martha Wheeler sold her 5 acres to Paul & Orian Loizeaux in 1951 (\$1250/\$3180/\$330). With this purchase, and the subsequent purchased in 1957, the southern 7.5 acres of Lot 17 were held by the Loizeaux family. The Loizeaux family continued to hold the property into the 1960s and are credited with a third residence built in 1959 at 4440 Opal Street.

Sometime after 1964, the Loizeaux family sold their 7.5 acre property, in whole or in part. A fourth residence was constructed at 4450 Opal Street, in 1967, likely after a sale by the Loizeaux family.

In 1978, the County Assessor shows the 10 acre Lot 17 of Block B, West Riverside, was formally subdivided. As illustrated in Figure 3, the frontage of Opal Street involved six parcels (1-6) with no improvements on either Parcel 1 or Parcel 5. The land to the east of these parcels were delineated to consist of 1.28 acres each, oriented basically north/south, and renumbered as "Por. 1" thru "Por. 4" or Parcels 14, 15, 16, and 17. Parcel 14 (Por. 1) was improved in 1977 as a single family residential property of 1.28 acres (6269 45th Street). The three parcels to the east (the current project area) remained unimproved, while still reflecting the tree line that once separated the northern 5 acres from the southern 5 acres (ca. 1908).

McKenna et al. notes, some records show the residence at 6295 45th Street (outside the project area) as a 1909 improvement. Other records indicate this residence was originally constructed in 1902. Either way, White is credited with its construction. The five developed properties within the western portion of the property (see Figure 3) include:

- 4440 Opal Street (1959 residence)
- 4450 Opal Street (1967 residence)
- 4466 Opal Street (1945 Byrd residence)
- 6295 45th Street (1909 White residence)
- 6269 45th Street (1977 residence)

As listed, by 1977, the property was already subdivided, with three developed properties facing Opal Street and two developed properties facing 45th Street. The White residence, 6295 45th Street, is on the corner of Opal Street and 45th Street. The Byrd residence was built north of the White residence (1945). The three parcels representing the current project area are vacant lots with no documentation or other research suggesting they were ever associated with structural improvements. They were once under cultivation (trees), but these resources are no longer present (present in 1959 and gone by 1966, per aerial photos). The palms pre-date 1948.

METHODOLOGY

The methodology used in the completion of this Phase I cultural resources investigation were designed to identify the presence/absence of cultural resources (and/or paleontological resources) within the project area and, if possible, complete a preliminary assessment of the resource(s). The following tasks were completed:

1. Archaeological Records Check: A standard archaeological records check was completed through the University of California, Riverside, Eastern Information Center (March 4, 2020). This research was designed to compile data on previous studies, the identification of nearby cultural resources, and to place the project area in a context for assessing the sensitivity of the project area to yield evidence of cultural resources. A summary of the results is presented above and supplemented with data in Appendix B of this report.
2. Historic Research: Historic research was conducted through the following data repositories:

Riverside County Archives
Riverside County Assessor's Office
Riverside County Library, Local History Section
Riverside County Library, Glen Avon Branch
University of California, Riverside, Historic Map Library
Jurupa Cultural Center (via Mary Burns)
Glen Avon Heights Water Company notes (est. 1922)
Bureau of Land Management, General Land Office Records
Kim Jarrell Johnson, Preservation Planner, Riverside Co.
Steve Lech, Historian specializing in water issues
Steven Mains, Watermaster Support Services
Marion Walls, La Sierra Water Company
Ken Anderson, Riverside Water Operations Superintendent
Joan Hall, local historian
Tracy Carignan, Librarian
Terry McGahey, Glen Avon Resident (1950s-1960s)
Gene McGahey, Glen Avon Resident (1950s-1960s)
Ancestry.com (census data, death records, etc.)
General On-Line Research

3. Native American Consultation: McKenna et al. contacted the Native American Heritage Commission and inquired into the Sacred Land Files and/or the presence/absence of sacred or religious sites. The Commission responded on March 11, 2020, with negative findings. The Commission also provided a listing of local Native American representative wishing notification of projects within the traditional territories. McKenna et al.

sent letters to all listed tribes and/or individuals (March 2, 2020, using a preliminary listing obtained from a nearby project). Results, if received, are presented in Appendix C of this report and summarized later in this report.

4. Paleontological Overview: A paleontological overview was prepared for this project by Dr. Samuel McLeod of the Natural History Museum of Los Angeles County (Appendix D). This overview included a review of applicable literature, geologic maps, and the identification of local resources known to the Museum. Recommendations for future studies were also included.
5. Field Investigations: The field survey for this project area was completed on March 15, 2020, by Breidy Q. Vilcahuaman (M.A.) and Ashley Conner (B.A.), under the supervision of Jeanette A. McKenna (M.A., RPA), Principal Investigator for McKenna et al. The systematic and intensive survey was conducted by walking paralleling transects averaging between 10-15 meter intervals. The survey was initiated on the southwestern corner of the property (on 45th Street) and proceeded with east/west transects, moving from south to north, ending at the northeastern corner. The field survey was supplemented by a photographic record (Appendix F) and field notes (on file, McKenna et al.). The project area was subjected to a detailed intensive pedestrian survey and, despite recent grass growth, all accessible areas were inspected.
6. Analysis of Data Compiled: All data compiled during the course of these investigations were used to place the resources within a context for preliminary assessment and/or interpretation. All pertinent data is included in this report. The criteria for evaluation followed the CEQA guidelines, including issues of integrity.
7. Preparation of a Technical Report: This technical report has been prepared in a format recommended by the Office of Historic Preservation, Sacramento, and requested by the County of Riverside Planning Department, as amended. The original McDonald property (10 acres) was recorded on the applicable DPR-523 forms (Appendix G).

PREVIOUS RESEARCH

A record search was conducted at the University of California, Riverside, Eastern Information Center, Riverside, for the above referenced project (March 4, 2020). This search was completed as an in-house search by Jeanette A. McKenna, Principal Investigator for McKenna et al., and included a review of all recorded historic and prehistoric archaeological sites within a one-mile radius of the project area. In addition, the California Points of Historical Interest (PHI), the listing of California Historical Landmarks

(CHL), the California Register of Historic Resources Inventory (HRI) have been checked for the referenced project. Historic maps were also reviewed.

Research resulted in a confirmation that the project area was not previously surveyed for cultural resources. A minimum of 23 surveys were completed within a one-mile radius of the project area (Table 1). The nearest survey was at least ¼ mile from the current project area.

Report	NADB	Citation	Description	Sites
RI-00141	1080175	Schlanger 1974	Indian Hills Housing	
RI-00142	1085063	Padon 1996	Upper Feeder Pipeline	
RI-01505	1081779	Lerch 1982	Santa Ana Interceptor	
RI-01506	1084330	Seymour and Doak 1992	SAWPA-SARI Project	Yes
RI-01626	1081915	McIntyre 1981	Jensen Historic Park	Yes
RI-01627	1082752	Swope 1988	Jensen Ranch	Yes
RI-02246	1082679	Drover 1988	TTM No. 23279	
RI-02307	1082764	Hampson et al. 1988	Upper Santa Ana River	Yes
RI-02598	1083078	Arkush 1989	TTM No. 24784	
RI-02619	1083095	Drover 1989	River Terrace Complex	
RI-03185	1083746	Knell 1991	TTM No. 26366	Yes
RI-04400	1085724	Love et al. 2000	La Rue Senior Housing	
RI-04426	1085775	Love et al. 2002	Rubidoux Comm. Library	
RI-04715	1086082	Alexandrowicz et al. 2004	TTM No. 31503	Yes
RI-05044	1086406	McKenna 2005	TTM No. 31661	
RI-06151	1087514	Ailsin-Kay 2004	Cell Tower Site	
RI-07325	---	Bonner & Ailsin Kay 2006	Cell Tower Site	
RI-07502	---	Tsunoda 2007	SCE Box Springs Project	
RI-08518	---	Schmidt 2010	SCE Pole Replacement	
RI-08549	---	Tang et al. 2011	Mission Plaza Master Plan	Yes
RI-09306	---	McKenna 2015	6240 E. Mission Blvd.	
RI-10252	---	Garrison & Smith 2017	TTM No. 37109	
RI-10379	---	Garrison & Smith 2018	Habitat Canal Project	

As a result of the surveys, a minimum of 10 cultural resources have been reported within a one-mile (+) radius of the project area (Table 2). All reported resources are historic period resources, with the exception of one property (CA-RIV-559) with a prehistoric archaeological component. These resources range from an isolated fragment of amethyst glass to the large and complex Jensen Ranch. It is likely there is a prehistoric archaeological component within the Jensen Ranch, although not specifically noted. There are also irrigation features and standing commercial structures. None of the identified resources will be impacted by the proposed development project.

Table 2. Cultural Resources Identified within One Mile of the Project Area.			
Site	Citation	Description	Status
CA-RIV-559	Jacquemain 2007; Hampson et al. 1987; Hall 1975; Kirkish 1972; Smith 1939	Historic Pecan Grove with Associated Prehistoric Artifact Component	Impacted
CA-RIV-3320	Alexandrowicz 2002; Seider 1986; Greenwood 1984; Saunders 1984; Robie 1979; Becker 1979; Brumgardt 1975	Jensen Ranch	Eligible
CA-RIV-4162	Knell 1991	Small Can Scatter along Roadway	Insignificant
CA-RIV-5040	Seymour and Doak 1992	Historic Headgate and Reservoir	Unknown
33-005795	Knell 1991	Isolated Amethyst Glass Fragment	Insignificant
33-011578	Ballester 2005	Jurupa Ditch Segment	Impacted
33-013967	Tang 2002	5828A Mission Blvd.	Ineligible
33-017544	Cannon and Gregory 2008	Irrigation Canal	Intact
33-019793	Jacquemain 2011	5688-5690 Mission Blvd.	Ineligible
33-019794	Jacquemain 2011	5694-5704 and 5714-5736 Mission Blvd.	Ineligible

A paleontological overview was completed for this project area (McLeod 2020; see Appendix D). This research identified the project area as consisting of "... younger Quaternary under sands at the surface in the very northwestern portion of the proposed project area." McLeod also states:

"Surficial deposits in the remainder of the proposed project area consist of relatively coarse older Quaternary alluvial fan deposits derived from the igneous rocks of the Pedley Hills immediately to the west. These deposits are unlikely to contain significant vertebrate fossils in the uppermost layers, but older and finer-grained deposit at depth may well contain significant fossil vertebrate remains."

The nearest identified fossils include examples of elephant, bear, dog, horse, camel, bison, and deer. Such fossils may be identified in relatively shallow depths. McLeod has recommended excavations into the fine-grained older Quaternary deposits be monitored to identify, recover, analyze, and curate any remains from the property. Prior to

the initiation of a monitoring program, a PRIMP (Paleontological Resource Impact Mitigation Plan) should be prepared and approved.

Based on the data presented above, McKenna et al. has rated the sensitivity of the project area as follows:

Prehistoric Archaeological Resources	LOW
Prehistoric Isolated Artifacts	LOW
Historic Archaeological Resources	LOW to MODERATE
Historic Isolated Artifacts	LOW to MODERATE
Built Environments (Structures)	LOW to NON-EXISTENT
Historic Landscapes	LOW
Ethnic Resources	LOW to NON-EXISTENT
Paleontological Resources	MODERATE to HIGH

CRITERIA FOR EVALUATION

The current reading of the California Environmental Quality Act (as amended) and reads (in part) as follows:

15064.5. Determining the Significance of Impacts to Archeological and Historical Resources

For purposes of this section, the term “historical resources” shall include the following:

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, 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.
- (3) 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. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) 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
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.

Authority: Section 21083 and Section 21087, Public Resources Code.

Reference: Sections 21083.2, 21084, and 21084.1, Public Resources Code; Citizens for Responsible Development in West Hollywood v. City of West Hollywood (1995) 39 Cal.App.4th 490.

In addition to the criteria presented above, the integrity of the resources was also addressed. Basically, "integrity" (National Register Bulletin No. 15, pp. 44-45) is assessed through the analysis of the following:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

RESEARCH DESIGN

The current project area is located just inside the boundaries of an identified Mexican Rancho and may yield scant evidence of pre-1850 uses within the area. This potential,

however, is considered to be quite low. The project area is also associated with historic American-period ranching activities and early farming activities. The earliest evidence for occupation or use of the area was traced to post-1900, when the N.C. White constructed a residence on the property and, eventually, planted trees. To address the potential for historic period resources, McKenna et al. posited the following research goal:

1. What are the boundaries of the resources?

The White property originally consisted of a 10-acre property cross-referenced as Lot 17 of Block B, West Riverside (also within Section 17). The boundaries of the 10-acre property would be the boundaries of the historic "resource." Whether any evidence of the farming complex or activities are present within the current project area will require a visual inspection of the property. McKenna et al. will use the field data and supplemental mapping data to define the boundaries of the White property and/or resources.

2. What are the dates of occupation and/or construction?

To address dates of construction, McKenna et al. will research the County archival data; County Reorder and Assessor data; mapping data; aerial photographs; a review of general histories for the area; and on-line research, as applicable.

3. Who developed the resources?

Research identified property owners, but using a basic analysis of dates of improvements (Archival data), owner identification, and other historic research data, McKenna et al. will narrow the dates of construction for any resources identified within the project area. McKenna et al. will address this question through research and physical examination of the resources.

4. Do the resources reflect integrity in their present state?

Integrity of a resource is essential in addressing the significance of a resource. McKenna et al. will address any identified resource through an assessment of the seven elements of integrity, as defined in the guidelines (previously listed).

5. Do these resources exhibit any cultural elements that will confirm or alter the general interpretation of the site's uses or affiliations?

Basic research will provide a generalized understanding of the uses of this property, in this case, dry farming. However, research may not identify all

property uses (e.g. post-farming activities). McKenna et al. will compile enough data to adequately address any potential uses of the property not indicated by the field survey or primary use (farming). Data gaps will also be noted.

RESULTS OF THE INVESTIGATIONS

Research identified the current project area as a general location associated with Native American occupation and/or use during prehistoric and protohistoric periods. It is also an area associated with historic Mexican period rancho activity, American period ranching and farming activity, and, more recently, single family residential properties (outside the project area) and vacant land within the project area. For over a century, the project area property (and surrounding acreage) was owned by N.C. White and others. The original 10 acre property was subdivided and, eventually, rejoined, in part. As lot lines appeared, individual improvements appeared with varying dates of construction. The 3.84 acres comprising the current project area were once associated with an orchard. This orchard, however, was removed sometime between 1959 and 1965. The property has been vacant since 1965.

McKenna et al. surveyed the 3.84 acre project area and completed a cursory visual inspection of the adjacent improvements (without entering those properties). The UTM coordinates for the survey area are presented in Table 3, below.

Table 3. UTM Coordinates for the Area of Survey.				
Location	NAD 27		NAD 83	
	Easting	Northing	Easting	Northing
NW Corner	460586	3761510	460506	3761701
NE Corner	460693	3761478	460613	3761675
SW Corner	460544	3761374	460464	3761571
SE Corner	460655	3761341	460575	3761538

Archaeological Resources

The recent research identified the project area as having a low level of sensitivity for prehistoric archaeological resources and a moderate level of sensitivity for evidence of historic archaeological resources. The intensive survey of the property failed to yield any evidence of prehistoric or historic archaeological resources. While there is always a potential for buried resources, McKenna et al. has concluded the potential is relatively low and, with no evidence of bedrock outcroppings and the agricultural activity conducted over decades, it is unlikely buried resources will be identified within the project area. As a result of the data compilation and analysis, McKenna et al. has concluded the property is clear of archaeological resources and, at this time, there is no justification to require any additional studies.

Native American Consultation

McKenna et al. consulted with the Native American Heritage Commission and was informed their files showed no record of any significant resources in the area. McKenna et al. also contacted local Native American representatives and received a limited number of responses (2 of 21 letters sent). The Agua Caliente Band of Cahuilla Indians responded by noting the project area is not within their traditional use areas. The Morongo Band of Mission Indians noted the project area is within their traditional use areas, but they had no specific data on the area and wished to be kept informed. If additional responses are received, McKenna et al. will forward them, as applicable, for review by the Lead Agency and, if necessary, for additional consultation.

Paleontological Overview

McLeod (2020) identified the entire project area as sensitive for buried paleontological resources and noted these resources, if present, may be located in shallow contexts. Based on these findings, McLeod recommended a paleontological monitoring program during earthmoving activities with the property. McKenna et al. concurs with these findings and recommends a full-time monitoring program consistent with the policies and guidelines of Riverside County, the Western Center, and the City of Jurupa Valley, as applicable. All excavations exceeding five feet from surface and/or when fine-grained, older Quaternary alluvium is encountered. Prior to the implementation of any paleontological monitoring program, a PRIMP (Paleontological Resource Impact Monitoring Plan) should be prepared, reviewed, and approved by the Lead Agency. Any resources identified during the monitoring program must be professionally removed, analyzed, reported, and curated.

CONCLUSIONS AND RECOMMENDATIONS

The recent investigations of the TTM No. 37857 project area resulted in negative findings within the 3.84 acre project area, but did identify historic properties on the periphery and within the historic Lot 17, Block B of West Riverside. McKenna et al. also concluded the property is sensitive for the presence of buried paleontological resources. As a result of the data compiled and presented in this document, McKenna et al. presents the following recommendations:

1. Prehistoric Archaeological Resources: No prehistoric archaeological resources were identified during the recent investigations. No additional investigations are justified at this time with respect to the prehistoric resources. However, since the area is still considered sensitive (resources have been recorded within one mile), should any evidence of prehistoric archaeological resources be identified in the future, an archaeological monitoring program should be initiated and continued until the consulting archaeologist determines monitoring is no longer necessary.

A Native American representative should be included in the monitoring program and, since the Morongo Band of Mission Indians was identified a claim and concern for the property, the Morongo should be considered the most likely to participate in the monitoring program.

2. Historic Archaeological Resources: No historic archaeological resources were identified during the recent investigation. While there is always a potential for buried resources, the context on this particular property is not likely to yield evidence of buried historic archaeological resources. No further studies are justified. However, should potentially significant historic resources be uncovered during future earthmoving, they should be assessed by a qualified historic archaeologist and, if necessary, a monitoring program may be instituted until the archaeologist determines monitoring is no longer necessary.
3. Paleontological Monitoring: McLeod (2020) determined the project area is sensitive for paleontological resources. Therefore, McKenna et al. is recommending a full-time paleontological monitoring program compliant with County, Western Center, and City policies and protocols. The monitoring should continue until the consulting paleontologist determines the monitoring is no longer necessary. All reporting and curation must be completed within a reasonable schedule, depending upon the length of the field work.
4. Human Remains: If, at any time, evidence of human remains (or potential human remains) is uncovered, the County Coroner must be immediately contacted (within 24 hours) and permitted to examine the find *in situ*. If the remains are of Native American origin, the Coroner will contact the Native American Heritage Commission and the Commission will identify the Most Likely Descendent (MLD). In consultation with the project proponent, City (Lead Agency), and MLD, the disposition of the remains will be determined. If there is a conflict in the disposition of the remains, the Commission will assist in mediation (PRC Section 5097.98).

CERTIFICATION

CERTIFICATION. I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

SIGNED: Jeanette A. McKenna DATE: March 24, 2020
Jeanette A. McKenna, Principal (Reg. No. 161)

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