

August 12, 2024

Dan Boyd
D.R. Horton
980 Montecito Drive, Suite 300
Corona, California 92879

Subject: Cultural Resources Update Assessment for the Keller Crossing Project (SP 380; GA 951), Riverside County, California

Dear Mr. Boyd:

BFSA Environmental Services, a Perennial Company (BFSA), has conducted an updated cultural resources assessment for the Keller Crossing Project (Specific Plan [SP] 380; General Plan Amendment [GPA] 951). The 201.1-acre project is located in the French Valley region of unincorporated western Riverside County (Figure 1) within the Sphere of Influence for the city of Murrieta. The project is bound on the south by Keller Road, on the west by Pourroy Road, on the north by rolling foothills, and on the east by Winchester Road (State Route [SR] 79). The project covers Assessor's Parcel Numbers (APNs) 472-110-001, -002, -003, -004, -007, -008, -009, -032, -033, and -034 and is situated within Section 21, Township 6 South, Range 2 West of the U.S. Geological Survey (USGS) *Winchester, California* (7.5-minute) Quadrangle (Figure 2). As proposed, the project includes the development of the property for residential and commercial use, along with areas set aside for parks and preserved open space. The scope of work for this Cultural Resources Update Assessment included:

- 1) A review of the 2021 BFSA study of the Keller Crossing Project;
- 2) An updated pedestrian survey of the Keller Crossing Project;
- 3) Preparation of this letter report to summarize the results of the updated survey and assessment presenting recommendations regarding the potential impact that development may have on any cultural resources within the project.

2021 Cultural Resources Survey

The Keller Crossing Project was studied for cultural resources by BFSA in 2021 (see Smith 2021). The purpose of the 2021 investigation was to determine if any cultural resources would be affected by any proposed future land development. The 2021 study included the processing of a records search from the Eastern Information Center (EIC) at the University of California at Riverside and the completion of an archaeological survey of the project. The EIC records search identified 12 resources (seven historic and five prehistoric) within one-half mile of the subject property. One of the previously recorded historic resources, Site P-33-011258, a historic refuse scatter, is recorded within the Keller Crossing Project.

During the 2021 survey, previously recorded site P-33-011258 and one newly recorded historic resource (P-33-029433, a concrete wildlife guzzler) were identified within the subject property. Site P-33-011258 was previously evaluated by PCR Services Corporation as not significant and not eligible for listing on the California Register of Historical Resources (CRHR; Wetherbee and Garcia 2009) and the 2021 BFSA study concurred with the earlier findings. In 2021, BFSA also evaluated Site P-33-029433 as not CRHR-eligible although the wildlife guzzler is situated outside of the Limits of Disturbance (LOD) and will not be impacted by the proposed project (Smith 2021). Although no CRHR-significant resources were identified during the survey of the Keller Crossing Project, the 2021 study recommended archaeological and Native American monitoring during grading and all other project-related ground disturbances.

Updated Cultural Resources Assessment Results

The updated cultural resources study included an updated pedestrian survey of the Keller Crossing property. BFSA attempted to conduct an updated EIC records search. However, according to the Office of Historic Preservation, the EIC ceased operations on June 28, 2024, and the records held at the facility will be relocated elsewhere at an unknown future date. As such, updated records search information is not available until the records have been fully relocated to a new facility.

Principal Investigator Tracy A. Stropes, M.A., RPA, directed the pedestrian survey of the project with the assistance of archaeological field technician David K. Grabski on August 7, 2024. Aerial photographs, maps, and a compass permitted orientation and location of project boundaries. A survey form, field notes, and photographs documented the survey work undertaken. Generally, conditions within the Keller Crossing Project are consistent with those reported in 2021. The subject property is characterized as rural agricultural land crossed by dirt access roads, with rolling hills and higher elevations in the northeast, east, and north-central areas. Visibility during the survey was limited by dense vegetation consisting of non-native weeds and grasses interrupted by pockets of Riversidean sage scrub (Plates 1 and 2). Site P-33-011258 was once again located and is consistent with past studies (Plate 3) and, therefore, remains not eligible for the CRHR. Site P-33-029433 is situated outside of the project's LOD and was not revisited. The survey did not identify any new resources within the LOD. Consistent with the 2021 BFSA study of the property, no CRHR-eligible resources will be impacted by the proposed development.



Plate 1: Overview of the Keller Crossing Project, facing north.



Plate 2: Overview of the Keller Crossing Project, facing east.

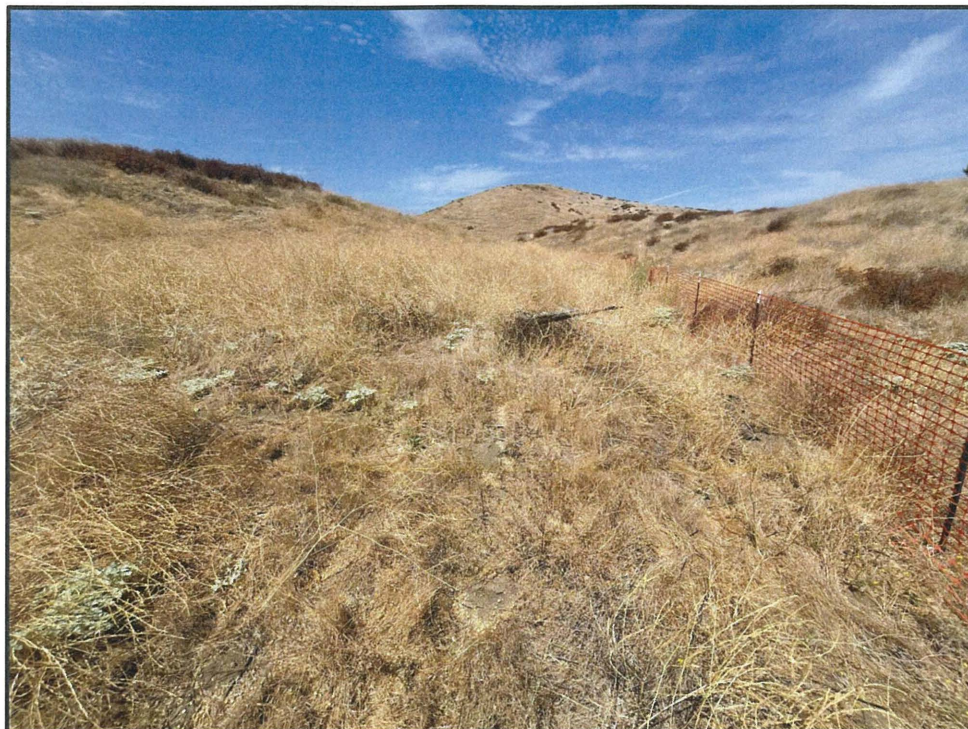


Plate 3: Overview of Site P-33-011258, facing west.

Conclusion

The updated cultural resources survey for the Keller Crossing Project found the subject property to generally be consistent with the 2021 BFSA study. No new cultural resources were identified, and the project will not impact any known CRHR-eligible resources. Although no significant resources are identified within the property, based on the recommendations of the 2021 study of the property and the limited ground visibility during the current survey, it is still recommended that an archaeologist and Native American representative monitor all project-related ground-disturbing activities. Therefore, a Mitigation Monitoring and Reporting Program to mitigate potential impacts to any undiscovered buried cultural resources within the project should be implemented

Sincerely,

Andrew J. Garrison, M.A., RPA
Project Archaeologist
County of Riverside Registration #319

Attachments: Figures 1 and 2

References

Smith, Brian F.

- 2021 A Phase I Cultural Resources Survey for the Keller Crossing Project (SP 380; GPA 951), Riverside County, California. Unpublished report prepared for and on file with the County of Riverside, Riverside, California.

Wetherbee, Matthew and Kyle Garcia

- 2009 Phase I Archaeological Resources Assessment of the Proposed Hanna-Winchester Project, Riverside County, California. PCR Services Corporation. Unpublished report prepared for and on file with the County of Riverside, Riverside, California.



Figure 1
General Location Map
 The Keller Crossing Project
 ESRI World Topographic Map

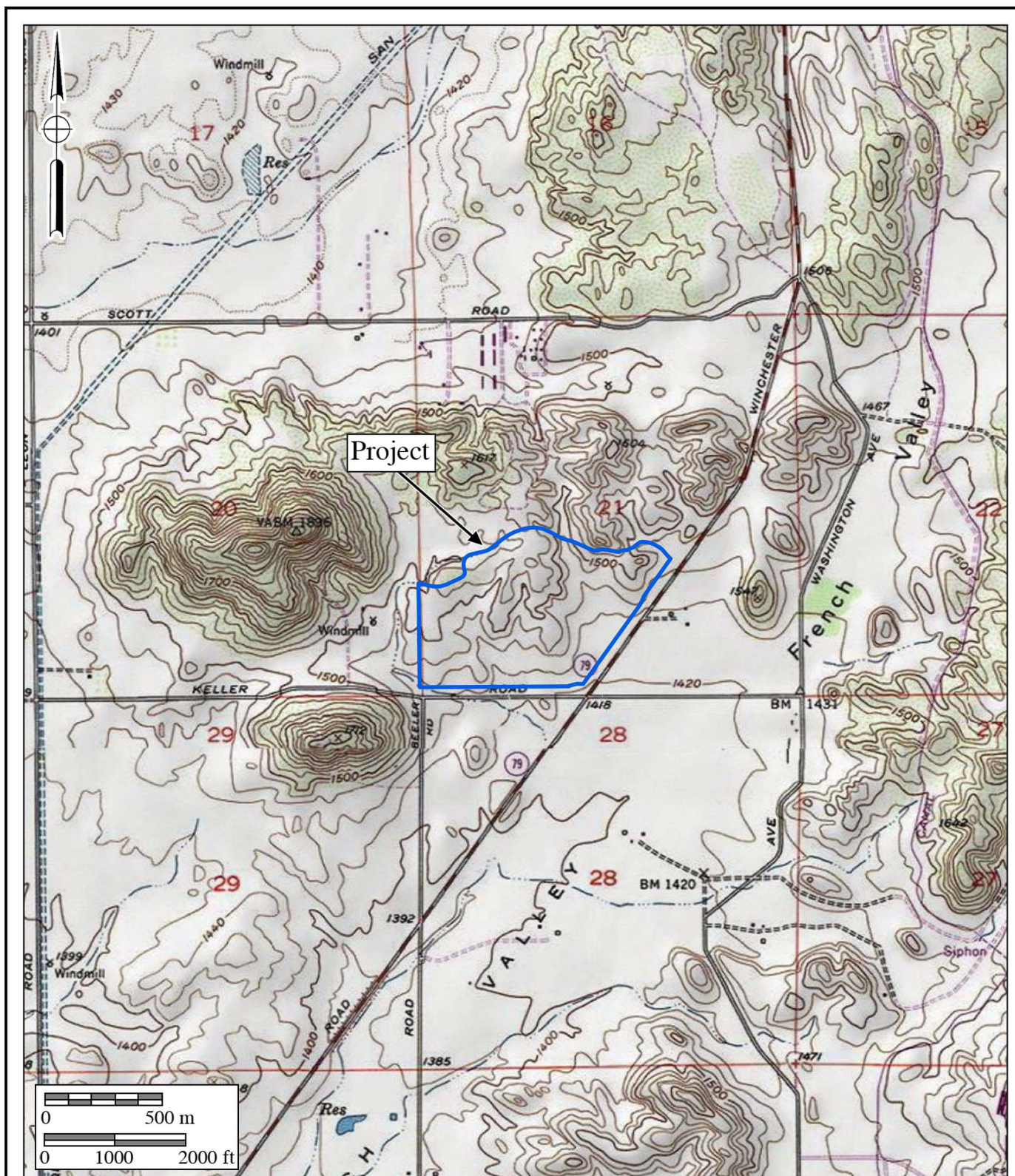


Figure 2
Project Location Map
 The Keller Crossing Project

USGS Winchester and Bachelor Mountain Quadrangles (7.5-minute series)