

Cultural Resources Inventory and Evaluation Report for the Xenia Apartments Project

Riverside County, California

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MANAGEMENT SUMMARY

Beaumont Land Partners, LLC retained ECORP Consulting, Inc. in 2021 to conduct a cultural resources inventory for the Proposed Xenia Apartments Project (Project or Proposed Project) in Riverside County, California. Beaumont Land Partners, LLC proposed to construct an apartment complex on approximately 10.8 acres in the City of Beaumont. The inventory included a records search, literature review, and field survey.

The records search indicated that 33 previous cultural resource studies have been conducted within one mile of the Project Area, none of which encompass the Project Area. As a result of those studies, no resources have previously been recorded within the Project Area. However, 15 historic-period resources have been recorded within one mile of the Project Area. These include eight single family properties, two transmission lines, one highway/trail, one railroad, one water conveyance system, one area of landscaping with associated refuse scatter, and one cemetery.

ECORP requested a search of the Sacred Lands File at the Native American Heritage Commission. The results were negative and failed to indicate the presence of Native American cultural resources in the Project Area.

As a result of the field survey, one historic-period resource was recorded inside of the Project Area: XA-001, a concrete foundation consisting of a pad and vault. This resource has been evaluated as not eligible for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) under any criteria.

Due to the presence of Pleistocene and Holocene sediments within the Project Area, there is a low to moderate potential for the discovery of subsurface deposits or eligible sites within the Project Area. Recommendations for the management of unanticipated discoveries are provided.

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LIST OF ACRONYMS AND ABBREVIATIONS

Term	Description
AB	Assembly Bill
APE	Area of Potential Effects
BLM	Bureau of Land Management
BP	Before present
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
ECORP	ECORP Consulting, Inc.
EIC	Eastern Information Center
GLO	General Land Office
MLD	Most Likely Descendant
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NPS	National Park Service
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
OHV	Off-highway vehicle
PRC	Public Resources Code
RPA	Registered Professional Archaeologist
SOI	Secretary of the Interior
SHPO	State Historic Preservation Officer
USC	U.S. Code
USGS	U.S. Geological Survey

1.0 INTRODUCTION

Beaumont Land Partners, LLC retained ECORP Consulting, Inc. in 2021 to conduct a cultural resources inventory for the Proposed Xenia Apartments Project (Project or Proposed Project) in Riverside County, California. A survey of the property was required to identify potentially eligible cultural resources (i.e., archaeological sites and historic buildings, structures, and objects) that could be affected by the Project.

1.1 Project Location and Description

The Project Area consists of approximately 10.8 acres of property located in the northwestern quarter of the northeastern quarter of Section 11, of Township 3 South, Range 1 West, San Bernardino Base and Meridian as depicted on the 1996 Beaumont, California U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map (Figure 1-1). It is also known as Assessor Parcel Numbers 419-160-005, 419-160-024, 419-170-016, 419-170-017, 419-170-018, 419-170-022, and 419-170-027. The Project Area is an undeveloped area bounded east of Xenia Avenue, west of Allegheny Street, south by Sixth Street, and north by Eighth Street. Commercial buildings are located to the south and residential properties are located to the north and east. The Proposed Project includes the construction of an apartment complex.

1.2 Area of Potential Effects

The Area of Potential Effects (APE) consists of the horizontal and vertical limits of a project and includes the area within which significant impacts or adverse effects to Historical Resources or Historic Properties could occur as a result of the project. The APE is defined for projects subject to regulations implementing Section 106 (federal law and regulations). For projects subject to the California Environmental Quality Act (CEQA), the term *Project Area* is used rather than *APE*. The terms *Project Area* and *APE* are interchangeable for the purpose of this document.

The horizontal APE consists of all areas where activities associated with a project are proposed and, in the case of the current Project, equals the Project Area subject to environmental review under the National Environmental Policy Act and CEQA. This includes areas proposed for construction, vegetation removal, grading, trenching, stockpiling, staging, paving, and other elements described in the official Project description. The horizontal APE is illustrated on Figure 1-1 and also represents the survey coverage area. It measures approximately 0.26 mile in length by 0.1 mile in width.

The vertical APE is described as the maximum depth below the surface to which excavations for Project foundations and facilities will extend. Therefore, the vertical APE includes all subsurface areas where archaeological deposits could be affected. The subsurface vertical APE varies across the Project. This study assumes the depth of ground disturbance will not exceed 15 feet.

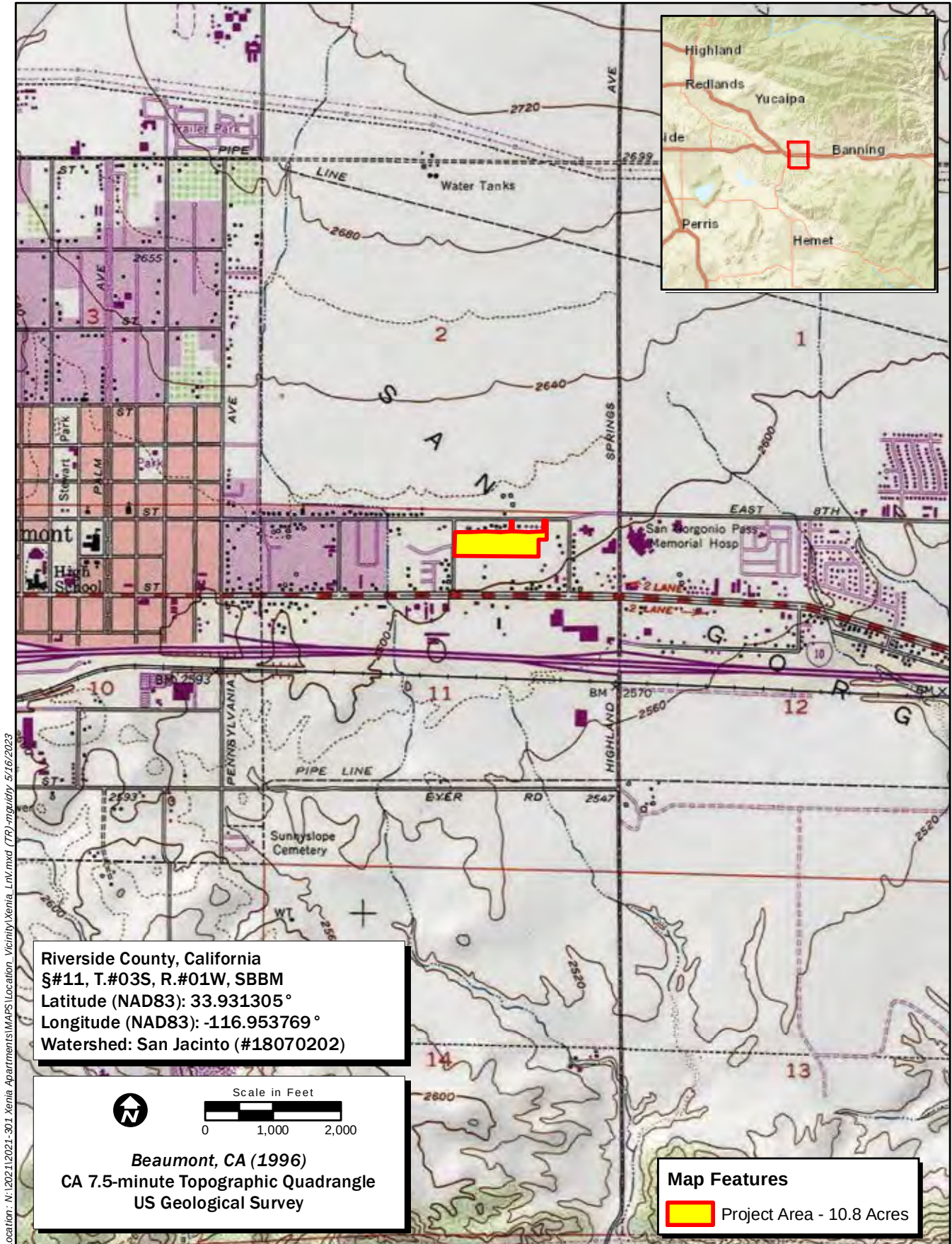


Figure 1-1. Project Location and Vicinity

The vertical APE also is described as the maximum height of structures that could impact the physical integrity and integrity of setting of cultural resources, including districts and traditional cultural properties. This study assumes the maximum height for structures will not exceed 30 feet.

1.3 Regulatory Context

This cultural resources investigation was conducted pursuant to the provisions for the treatment of cultural resources contained within Section 106 of the National Historic Preservation Act (NHPA) and in CEQA (Public Resources Code [PRC] Section 21000 et seq.) to meet the regulatory requirements of this Project. The goal of NHPA and CEQA is to develop and maintain a high-quality environment that serves to identify the significant environmental effects of the actions of a proposed project and to either avoid or mitigate those significant effects where feasible. CEQA pertains to all proposed projects that require state or local government agency approval, including the enactment of zoning ordinances, the issuance of conditional use permits, and the approval of development project maps. The NHPA pertains to projects that entail some degree of federal funding or permit approval.

The NHPA and CEQA (Title 54 U.S. Code [USC] Section 100101 et seq and Title 14, California Code of Regulations [CCR], Article 5, Section 15064.5) apply to cultural resources of the historical and precontact periods. Any project with an effect that may cause a substantial adverse change in the significance of a cultural resource, either directly or indirectly, is a project that may have a significant effect on the environment. As a result, such a project would require avoidance or mitigation of impacts to those affected resources. Significant cultural resources must meet at least one of four criteria that define eligibility for listing on either the California Register of Historical Resources (CRHR; PRC Section 5024.1, Title 14 CCR, Section 4852) or the National Register of Historic Places (NRHP; 36 Code of Federal Regulations [CFR] 60.4). Cultural resources eligible for listing on the NRHP are considered Historic Properties under 36 CFR Part 800 and are automatically eligible for the CRHR. Resources listed on or eligible for inclusion in the CRHR are considered Historical Resources under CEQA.

Tribal Cultural Resources are defined in Section 21074 of the California PRC as sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either included in or determined to be eligible for inclusion in the CRHR, or are included in a local register of historical resources as defined in subdivision (k) of Section 5020.1, or are a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. Section 1(b)(4) of Assembly Bill (AB) 52 established that only California Native American tribes, as defined in Section 21073 of the California PRC, are experts in the identification of Tribal Cultural Resources and impacts thereto. Because ECORP does not meet the definition of a California Native American tribe, this report only addresses information for which ECORP is qualified to identify and evaluate, and that which is needed to inform the cultural resources section of CEQA documents. This report, therefore, does not identify or evaluate Tribal Cultural Resources. Should California Native American tribes ascribe additional importance to or interpretation of archaeological resources described herein, or provide information about non-archaeological Tribal Cultural Resources, that information is documented separately in the AB 52 tribal consultation record between the tribe(s) and lead agency, and summarized in the Tribal Cultural Resources section of the CEQA document, if applicable.

1.4 Report Organization

The following report documents the study and its findings and was prepared in conformance with the California Office of Historic Preservation's (OHP) *Archaeological Resource Management Reports: Recommended Contents and Format*. Appendix A contains the results of the CHRIS records search. Appendix B contains the documentation of a search of the Sacred Lands File. Appendix C presents photographs of the Project Area, and Appendix D contains confidential cultural resource site locations and site records, which has been redacted.

Sections 6253, 6254, and 6254.10 of the California Code authorize state agencies to exclude archaeological site information from public disclosure under the Public Records Act. In addition, the California Public Records Act (Government Code Section 6250 et seq.) and California's open meeting laws (The Brown Act, Government Code Section 54950 et seq.) protect the confidentiality of Native American cultural place information. Under Exemption 3 of the federal Freedom of Information Act (5 USC 5), because the disclosure of cultural resources location information is prohibited by the Archaeological Resources Protection Act of 1979 (16 USC 470hh) and Section 307103 of the NHPA, it is also exempted from disclosure under the Freedom of Information Act. Likewise, the Information Centers of the California Historical Resources Information System (CHRIS) maintained by the OHP prohibit public dissemination of records search information.

2.0 SETTING

2.1 Environmental Setting

The Project Area is open land bounded by residential and commercial properties to the east, north, and south, and by Xenia Avenue to the west. The Project Area is located in the City of Beaumont. It is located approximately 2.9 miles south of the foothills of San Gorgonio, 0.27 miles north of the I-10 Freeway, 18 miles west of the Coachella Valley, and 3.5 miles east of San Timoteo Canyon. Elevations range from 2,607 to 2,612 feet above mean sea level.

2.2 Geology and Soils

Sediments within the Project Area consist of older Quaternary (Pleistocene and Holocene) surficial sediments (Qf) described as alluvial fan sand and gravel of plutonic and gneissic detritus (Dibblee and Minch 2003). Pleistocene and Holocene sediments can be contemporaneous with human occupation of the region.

According to the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) Web Soil Survey website (NRCS 2022), two soil types are located within the Project Area: Ramona sandy loam, well drained, 2 to 5 percent slopes, found in interior valleys; and Greenfield series coarse sandy loam, 0 to 30 percent slopes, deep well drained soils formed in alluvium.

2.3 Vegetation and Wildlife

The dominant plant community within the Project Area is a disturbed ruderal grassland environment comprised of walnut (*Juglans* sp.), common persimmon (*Diospyros virginiana*), Shamel ash (*Fraxinus uhdei*).

Wildlife species that may occur in the Project Area include red-tailed hawk (*Buteo jamaicensis*), Anna's hummingbird (*Calypte anna*), house finch (*Haemorhous mexicanus*), and mourning dove (*Zenaida macroura*); mammal species may include California ground squirrel (*Otospermophilus beecheyi*) and domestic dog (*Canis lupus familiaris*).

3.0 CULTURAL CONTEXT

3.1 Regional Precontact History

3.2 Paleo-Indian Period/Terminal Pleistocene (12,000 Before Present [BP] to 10,000 BP)

The first inhabitants of Southern California were big-game hunters and gatherers exploiting extinct species of Pleistocene megafauna (e.g., mammoth and other Rancholabrean fauna). Local "fluted point" assemblages, composed of large spear points or knives, are stylistically and technologically similar to the Clovis Paleo-Indian cultural tradition dated to this period elsewhere in North America (Moratto 1984). Archaeological evidence for this period in Southern California is limited to a few small temporary camps with fluted points found around late Pleistocene lake margins in the Mojave Desert and around Tulare Lake in the southern San Joaquin Valley. Single points are reported from Ocotillo Wells and Cuyamaca Pass in eastern San Diego County and from the Yuha Desert in Imperial County (Rondeau et al. 2007).

3.3 Early Archaic Period/Early Holocene (10,000 BP to 8,500 BP)

Approximately 10,000 years ago, at the beginning of the Holocene, warming temperatures and the extinction of the megafauna resulted in changing subsistence strategies with an emphasis on hunting smaller game and increasing reliance on plant gathering. Previously, Early Holocene sites were represented by only a few sites and isolates from the Lake Mojave and San Dieguito complexes found along former lakebeds and grasslands of the Mojave Desert and in inland San Diego County. More recently, Southern California Early Holocene sites have been found along the Santa Barbara Channel (Erlandson 1994), in western Riverside County (Goldberg 2001; Grenda 1997), and along the San Diego County coast (Gallegos 1991; Koerper et al. 1991; Warren 1967).

The San Dieguito Complex was defined based on material found at the Harris site (CA-SDI-149) on the San Dieguito River near Lake Hodges in San Diego County. San Dieguito artifacts include large leaf-shaped points; leaf-shaped knives; large ovoid, domed, and rectangular end and side scrapers; engraving tools; and crescentics (Koerper et al. 1991). The San Dieguito Complex at the Harris site dates to 9,000 BP to 7,500 BP (Gallegos 1991). However, sites from this time period in coastal San Diego County have yielded artifacts and subsistence remains characteristic of the succeeding Encinitas Tradition, including manos, metates, core-cobble tools, and marine shell (Gallegos 1991; Koerper et al. 1991).

3.3.1 Encinitas Tradition or Milling Stone Period/Middle Holocene (8,500 BP to 1,250 BP)

The Encinitas Tradition and the Milling Stone Period refer to a long period of time during which small mobile bands of people foraged for a wide variety of resources, including hard seeds, berries, and roots/tubers (yucca in inland areas), rabbits and other small animals, and shellfish and fish in coastal areas. Sites from the Encinitas Tradition consist of residential bases and resource acquisition locations with no evidence of overnight stays. Residential bases have hearths and fire-affected rock, indicating overnight

stays and food preparation. Residential bases along the coast have large amounts of shell and are often termed shell middens ((Warren 1968; Wallace 1955).

The Encinitas Tradition as originally defined applied to all of the non-desert areas of Southern California. Recently, four patterns within the Encinitas Tradition have been proposed that apply to different regions of Southern California. The Topanga Pattern includes archaeological material from the Los Angeles Basin and Orange County. The Greven Knoll Pattern pertains to southwestern San Bernardino County and western Riverside County. Each of the patterns is divided into temporal phases. The Topanga I phase extends from 8,500 BP to 5,000 BP and Topanga II runs from 5,000 BP to 3,500 BP. The Topanga Pattern ended about 3,500 BP with the arrival of Takic speakers, except in the Santa Monica Mountains where the Topanga III phase lasted until about 2,000 BP (Warren 1968; Sutton and Gardner 2010).

The Encinitas Tradition in inland areas east of the Topanga Pattern (southwestern San Bernardino County and western Riverside County) is the Greven Knoll Pattern. Greven Knoll I (9,400 BP to 4,000 BP) has abundant manos and metates. Projectile points are few and are mostly Pinto points. Greven Knoll II (4,000 BP to 3,000 BP) has abundant manos, metates, and core tools. Projectile points are mostly Elko points. The Elsinore site on the east shore of Lake Elsinore was occupied during Greven Knoll I and Greven Knoll II. During Greven Knoll I, faunal processing (butchering) took place at the lakeshore and floral processing (seed grinding), cooking, and eating took place farther from the shore. The primary foods were rabbit meat and seeds from grasses, sage, and ragweed. A few deer, waterfowl, and reptiles were consumed. The recovered archaeological material suggests that a highly mobile population visited the site at a specific time each year. It is possible that their seasonal rounds included the ocean coast at other times of the year. These people had an unspecialized technology as exemplified by the numerous crescents, a multi-purpose tool. The few projectile points suggest that most of the small game was trapped using nets and snares. During Greven Knoll II, which included a warmer drier climatic episode known as the Altithermal, it is thought that populations in interior Southern California concentrated at oases and that Lake Elsinore was one of them. The Elsinore site (CA-RIV-2798) is one of five known Middle Holocene residential sites around Lake Elsinore. Tools were mostly manos, metates, and hammerstones. Scraper planes were absent. Flaked-stone tools consisted mostly of utilized flakes used as scrapers. The Elsinore site during the Middle Holocene was a recurrent extended encampment, which could have been occupied during much of the year (Sutton and Gardner 2010; Grenda 1997).

The Encinitas Tradition lasted longer in inland areas (until circa 1,000 BP) Greven Knoll III (3,000 BP to 1,000 BP) is present at the Liberty Grove site in Cucamonga and at sites in Cajon Pass that were defined as part of the Sayles Complex. Greven Knoll III sites have a large proportion of manos, metates, and core tools, as well as scraper planes. Kowta (1969) suggested the scraper planes may have been used to process yucca and agave. The faunal assemblage consists of large quantities of lagomorphs (rabbits and hares) and lesser quantities of deer, rodents, birds, carnivores, and reptiles ((Kowta 1969; Salls 1983).

3.3.2 Palomar Tradition (1,250 BP to 150 BP)

The material culture of the inland areas — where Takic languages, which form a branch or subfamily of the Uto-Aztecan language family, were spoken at the time of Spanish contact — is part of the Palomar Tradition (Sutton 2011). San Luis Rey I Phase (1,000 BP to 500 BP) and San Luis Rey II Phase (500 BP to 150

BP) pertain to the area occupied by the Luiseño at the time of Spanish contact. The Peninsular I (1,000 BP to 750 BP), Peninsular II (750 BP to 300 BP), and Peninsular III (300 BP to 150 BP) phases are used in the areas occupied by the Cahuilla and Serrano (Sutton 2011).

San Luis Rey I is characterized by Cottonwood Triangular arrow points, use of bedrock mortars, stone pendants, shell beads, quartz crystals, and bone tools. San Luis Rey II sees the addition of ceramics, including ceramic cremation urns, red pictographs on boulders in village sites, and steatite arrow straighteners. San Luis Rey II represents the archaeological manifestation of the antecedents of the historically known Luiseño. During San Luis Rey I, there were a series of small permanent residential bases at water sources, each occupied by a kin group (probably a lineage). During San Luis Rey II, people from several related residential bases moved into a large village located at the most reliable water source. Each village had a territory that included acorn harvesting camps at higher elevations. Villages have numerous bedrock mortars, large dense midden areas with a full range of flaked and ground stone tools, rock art, and a cemetery (Goldberg 2001:I-43; Waugh 1986).

3.4 Ethnohistory

Ethnographic accounts of Native Americans indicate that the Project Area lies predominantly within the original territory of the Cahuilla. The Cahuilla spoke a Takic language. The Takic group of languages is part of the Uto-Aztecan language family. The Cahuilla occupied a territory ranging from the San Bernardino Mountains in the north to the Chocolate Mountains and Borrego Springs in the south, and from the Colorado Desert in the east to Palomar Mountain in the west. They engaged in trade, marriage, shared rituals, and war with other groups of Native Americans, primarily the Serrano and Gabrielino, whose territories they overlapped (Bean 1978, 1972; Kroeber 1925).

Cahuilla subsistence consisted of hunting, gathering, and fishing. Villages were often located near water sources, most commonly in canyons or near drainages on alluvial fans. Major villages were fully occupied during the winter, but during other seasons task groups made periodic forays to collect various plant foods, with larger groupings from several villages organizing for the annual acorn harvest (Bean and Saubel 1972). Bean and Saubel (1972) have recorded the use of several hundred species of plants used for food, building/artifact materials, and medicines. The major plant foods included acorns, pinyon nuts, and various seed-producing legumes. These were complemented by agave, wild fruits and berries, tubers, cactus bulbs, roots and greens, and seeds.

Hunting focused on both small- to medium-sized mammals, such as rodents and rabbits, and large mammals, such as pronghorn antelope, mountain sheep, and mule deer. Hunters used the throwing stick or the bow and arrow, though nets and traps were also used for small animals (Bean 1972). Cahuilla buildings consisted of dome-shaped or rectangular houses, constructed of poles covered with brush and aboveground granaries (Bean 1978; Strong 1929). Other material culture included baskets, pottery, and grinding implements; stone tools, arrow shaft straighteners and bows; clothing (loincloths, blankets, rope, sandals, skirts, and diapers); and various ceremonial objects made from mineral, plant, and animal substances (Bean 1972).

As many as 10,000 Cahuilla may have existed at the time of European contact in the 18th century (Bean 1978). Circa 1900, Cahuilla lived in the settlements of La Mesa, Toro, and Martinez on the Augustin and

Toro Indian Reservations east and southeast of the Project Area (USGS Indio Quad 1904). As of 1974, approximately 900 people claimed Cahuilla ancestry (Bean 1978).

There was no substantial Euro-American settlement in the Coachella Valley until the Southern Pacific Railroad completed its line from Los Angeles to Indio (then known as Indian Wells) in 1876. The railroad was completed to Yuma in 1877, linking Southern California with Arizona and points east. Wells to supply water for the steam locomotives were dug at Indio, Coachella (originally named Woodspur), Thermal (originally named Kokell), and Mecca (originally named Walters). Settlement began around these wells and railroad stations, forming the nucleus of today's Coachella Valley towns (Roberston 1998).

3.5 Regional History

The first European to visit California was Spanish maritime explorer Juan Rodriguez Cabrillo in 1542. The Viceroy of New Spain (Mexico) sent Cabrillo north to look for the Northwest Passage. Cabrillo visited San Diego Bay, Catalina Island, San Pedro Bay, and the northern Channel Islands. The English adventurer Francis Drake visited the Miwok Native American group at Drake's Bay or Bodega Bay in 1579. Sebastian Vizcaíno explored the coast as far north as Monterey in 1602. He reported that Monterey was an excellent location for a port (Castillo 1978). Vizcaíno also named San Diego Bay to commemorate Saint Didacus. San Diego began to appear on European maps of the New World by 1624 (Gudde 1998).

Colonization of California by Euro-Americans began with the Spanish Portolá land expedition. The expedition, led by Captain Gaspar de Portolá of the Spanish army and Father Junipero Serra, a Franciscan missionary, explored the California coast from San Diego to the Monterey Bay area in 1769. As a result of this expedition, Spanish missions to convert the native population, *presidios* (forts), and towns were established. The Franciscan missionary friars established 21 missions in Alta California (the area north of Baja California), beginning with Mission San Diego in 1769 and ending with the mission in Sonoma established in 1823. The purpose of the missions and presidios was to establish Spanish economic, military, political, and religious control over the Alta California territory. Mission San Gabriel Archangel was founded in 1771, east of what is now Los Angeles, to convert the Tongva or Gabrielino. Mission San Luis Rey was established in 1798 on the San Luis Rey River (in what is now northern San Diego County) to convert the Luiseño (Castillo 1978). Some missions later established outposts in inland areas. An *asistencia* (mission outpost) of Mission San Luis Rey, known as San Antonio de Pala, was built in Luiseño territory along the upper San Luis Rey River near Mount Palomar in 1810 (Pourade 1961). A chapel administered by Mission San Gabriel Archangel was established in the San Bernardino area in 1819 (Bean and Smith 1978). The present *asistencia* within the western outskirts of present-day Redlands was built circa 1830 (Haenszel and Reynolds 1975).

The missions sustained themselves through cattle ranching and traded hides and tallow for supplies brought by ship. Large cattle ranches were established by Mission San Luis Rey at Temecula and San Jacinto (Gunther 1984). The Spanish also constructed *presidios*, or forts, at San Diego and Santa Barbara, and established a *pueblo*, or town, at Los Angeles. The Spanish period in California began in 1769 with the Portolá expedition and ended in 1821 with Mexican independence.

After Mexico became independent from Spain in 1821, what is now California became the Mexican province of Alta California. The Mexican government closed the missions in the 1830s and former mission

lands were granted to retired soldiers and other Mexican citizens for use as cattle ranches. Much of the land along the coast and in the interior valleys became part of Mexican land grants or “ranchos” (Robinson 1948). The rancho owners lived in an adobe house on the rancho. The Mexican period includes the years 1821 to 1848.

The American period began when Mexico and the U.S. signed the Treaty of Guadalupe Hidalgo in 1848 that ended the Mexican-American War. As a result of the treaty, Alta California became part of the U.S. as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries, which were surveyed by the U.S. Surveyor General’s office. Land that was not part of a land grant was owned by the U.S. government until it was acquired by individuals through purchase or homesteading. Floods and drought in the 1860s greatly reduced the cattle herds on the ranchos, making it difficult to pay the new American taxes on the thousands of acres they owned. Many Mexican-American cattle ranchers borrowed money at usurious rates from newly arrived Anglo-Americans. The resulting foreclosures and land sales transferred most of the land grants into the hands of Anglo-Americans (Cleland 1941).

3.6 Project Area History

In 1845 Pauline Weaver and Isaac Williams applied to Mexican Governor Pio Pico to grant them the Johnson and San Gorgonio ranchlands. The two men however took possession of the land before their legal claim was accepted and their claim to the land was not valid. Weaver occupied an adobe, which is in what is now Cherry Valley (Beaumont Library 2021). On October 10, 1853, Isaac William Smith purchased a third of the San Gorgonio Rancho from Williams without realizing that the deed was invalid (Beaumont Library 2021). On December 18, 1859, William F. Edgar Purchased William’s homeplace and later began buying government land that had been part of the San Gorgonio Rancho. On April 30, 1868, Edgar purchased what remained of the San Gorgonio Ranch after it had passed through various owners (Beaumont Library 2021). Edgar then bought one half of Weaver’s interest in the rancho, establishing a farm and winery nearby (Beaumont Library 2021). In 1875 a railroad depot and telegraph office was established in the area by the Southern Pacific Railroad (Beaumont Library 2021; Lech 2018).

On August 21, 1879, a post office was established at the Summit Southern Pacific Railroad Station in San Gorgonia (misspelled by Washington D.C.), but it was later closed in 1881 (Beaumont Library 2021). In 1884 George C. Egan purchased land from the Southern Pacific Railroad around its Summit Station and established the town of San Gorgonio. Egan soon established a post office and became the town’s first postmaster. On September 8, 1886, the post office officially changed its name to Beaumont which means *beautiful mountain* in French (Beaumont Library 2021). On August 12, 1911, the Beaumont Township was made a library district by a two-to-one vote and was officially incorporated in 1902 (Beaumont Library 2021). Today Beaumont is known as an affordable residential community for persons looking to commute from San Diego and Los Angeles Counties (Kamin 2019).

4.0 METHODS

4.1 Personnel Qualifications

All phases of the cultural resources investigation were supervised by Registered Professional Archaeologist (RPA) John O'Connor, Ph.D., who meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historical archaeology. Fieldwork was conducted by Staff Archaeologist Robert Cunningham and Julian Acuña, M.A., RPA. Mr. Acuña served as primary author of this report with assistance from Sonia Sifuentes, M.S., RPA. Lisa Westwood, RPA provided technical report review and quality assurance.

John O'Connor, RPA has over 12 years of archaeological experience in North America and the Pacific Islands, experience that includes cultural resources management, academic research, museum collections management, and university teaching. Dr. O'Connor meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historic archaeology. He is well versed in the evaluation of impacts to cultural resources for CEQA and NHPA projects, and he has written or otherwise contributed to numerous environmental compliance documents. Dr. O'Connor serves as the Southern California Cultural Resources Manager for ECORP.

Robert Cunningham is a Staff Archaeologist for ECORP and has more than 13 years of experience in cultural resources management, primarily in southern California. He holds a B.A. in Anthropology and has participated in and supervised numerous surveys, test programs, and data recovery excavations for both prehistoric and historical sites; and has cataloged, identified, and curated thousands of artifacts. He has conducted evaluations of cultural resources for eligibility for the NRHP and CRHR.

Julian Acuña, RPA, is an Associate Archaeologist with over six years of experience in cultural resources management. Mr. Acuña holds an M.A. in Applied Archaeology and a B.A. Cum Laude in Anthropology from California State University, San Bernardino. He meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historic archaeology. He has participated in various aspects of archaeological fieldwork including survey, test excavations, construction monitoring, the recording of both pre-contact and historic-period archaeological sites, and laboratory work for the analysis and cataloging of artifacts from multi-component sites.

Sonia Sifuentes, RPA is a Senior Archaeologist at ECORP and has more than 14 years of experience in cultural resources management, primarily in southern California. Ms. Sifuentes holds a M.S. in Archaeology of the North and has participated in and supervised numerous surveys, test programs, and data recovery excavations for both prehistoric and historical sites; and has cataloged, identified, and curated thousands of artifacts. She has conducted evaluations of cultural resources for eligibility for the NRHP and CRHR. Ms. Sifuentes is experienced in the organization and execution of field projects in compliance with Section 106 of the National Historic Preservation Act (NHPA) and CEQA. She has contributed to and authored numerous cultural resources technical reports, research designs, and cultural resources management plans.

Lisa Westwood, RPA meets the Secretary of the Interior's Professional Qualifications Standards for prehistoric and historic archaeology with 26 years of experience. She holds a B.A. in Anthropology and an M.A. in Anthropology (Archaeology). She is the Director of Cultural Resources for ECORP.

4.2 Records Search Methods

ECORP requested a records search for the property at the Eastern Information Center (EIC) of the CHRIS at University of California, Riverside on January 10, 2022. The purpose of the records search was to determine the extent of previous surveys within a 1-mile (1,600-meter) radius of the Proposed Project location, and whether previously documented pre-contact or historic archaeological sites, architectural resources, or traditional cultural properties exist within this area.

In addition to the official records and maps for archaeological sites and surveys in Riverside County, the following historic references were also reviewed: Built Environment Resources Directory for Riverside County (OHP 2022); *The National Register Information System* (National Park Service [NPS] 2021); *Office of Historic Preservation, California Historical Landmarks* (OHP 2019); *California Historical Landmarks* (OHP 2019 and updates); and *Caltrans Local Bridge Survey* (Caltrans 2019).

Other references examined include historic GLO land patent records (Bureau of Land Management [BLM] 2022). Historic maps reviewed include the following.

- 1942 USGS Banning, California topographic quadrangle map (1:62,500 scale),
- 1943 USGS Banning, California topographic quadrangle map (1:62,500 scale),
- 1953 USGS Beaumont, California topographic quadrangle map (1:24,000 scale),
- 1956 USGS Banning, California topographic quadrangle map (1:62,500 scale),
- 1959 USGS Santa Ana, California topographic quadrangle map (1:250,000 scale),
- 1965 USGS Santa Ana, California topographic quadrangle map (1:250,000 scale), and
- 1984 USGS Palm Springs, California topographic quadrangle map (1:100,000 scale).

Historic aerial photos taken in 1966, 1967, 1972, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, and 2018 (NETROnline 2022) were also reviewed for any indications of property usage and built environment.

4.3 Sacred Lands File Coordination Methods

In addition to the record search, ECORP contacted the California Native American Heritage Commission (NAHC) on January 10, 2022, to request a search of the Sacred Lands File for the APE. (Attachment A). This search will determine whether or not Sacred Lands have been recorded by California Native American tribes within the APE, because the Sacred Lands File is populated by members of the Native American community with knowledge about the locations of tribal resources. In requesting a search of the Sacred Lands File, ECORP solicited information from the Native American community regarding Tribal cultural resources, but the responsibility to formally consult with the Native American community lies exclusively

with the federal and local agencies under applicable state and federal law. ECORP was not delegated authority by the lead agencies to conduct tribal consultation.

4.4 Field Methods

On March 21, 2022, and May 16, 2023, ECORP subjected the APE to an intensive pedestrian survey under the guidance of the *Secretary of the Interior's Standards for the Identification of Historic Properties* (NPS 1983) using 15-meter transects. At that time, the ground surface was examined for indications of surface or subsurface cultural resources. The general morphological characteristics of the ground surface were inspected for indications of subsurface deposits that may be manifested on the surface, such as circular depressions or ditches. Whenever possible, the locations of subsurface exposures caused by such factors as rodent activity, water or soil erosion, or vegetation disturbances were examined for artifacts or for indications of buried deposits. No subsurface investigations or artifact collections were undertaken during the pedestrian survey.

All cultural resources encountered during the survey were recorded using Department of Parks and Recreation (DPR) 523-series forms approved by the California OHP. The resources were photographed, mapped using a handheld Global Positioning System receiver, and sketched as necessary to document their presence using appropriate DPR forms.

5.0 RESULTS

5.1 Records Search

ECORP requested a records search of the CHRIS from the EIC on January 10, 2022. EIC provided the CHRIS results to ECORP on March 17, 2022 (Appendix A).

5.1.1 Previous Research

Thirty-three previous cultural resource investigations have been conducted within one mile of the property, covering less than 10 percent of the total area surrounding the property within the record search radius (Table 5-1). The previous studies were conducted between 1981 and 2019.

Table 5-1. Previous Cultural Studies In or Within One Mile of the Project Area				
Report Number	Author(s)	Report Title	Year	Includes Portion of the Project Area?
RI-01432	Scientific Resource Surveys, Inc.	Archaeological Report on Grading Monitoring Activities at Stewart Ranch, Riverside County, California	1986	No
RI-01433	Scientific Resource Surveys, Inc.	An Historical Study of Stewart Ranch in Riverside County, California	1985	No
RI-01434	Scientific Resource Surveys, Inc.	Cultural Resources Report on 900 Acres Parcel (Portions of the Old Stewart Ranch) Located in the Banning/Beaumont Area, Riverside County, California	1981	No
RI-01830	Sutton, Mark Q.	An Archaeological Assessment of Parcel 18132, Beaumont Area of Riverside County, California	1984	No
RI-02203	Drover, C. E.	An Archaeological Assessment of the Hovchild Property, Riverside County, California	1984	No
RI-02210	Underwood, J., Cleland, J., Wood, C. M., and Apple, R.	Preliminary Cultural Resources Survey Report for the US Telecom Fiber Optic Cable Project, From San Timoteo Canyon to Socorro, Texas: The California Segment	1986	No
RI-02917	Davis, McMillan	Cultural Resources Survey of the Proposed Sewer System for the City of Beaumont California	189	No
RI-03002	Drover, Christopher E.	Environmental Impact Evaluation: An Archaeological Assessment of Seneca Springs Project, Riverside County Beaumont, California	1990	No
RI-03421	Brown, Joan and Juanita Shinn	Cultural Resources Literature Review for the 1,162 Acre Deutsch Specific Plan Project, Located in the City of Beaumont, Riverside County, California	1989	No

Table 5-1. Previous Cultural Studies In or Within One Mile of the Project Area

Report Number	Author(s)	Report Title	Year	Includes Portion of the Project Area?
RI-03852	Whitney-Desautels, Nancy	Cultural Resource Assessment of the San Geronio Pass Water Agency Water Importation Project, Riverside and San Bernardino Counties, California	1993	No
RI-03997	Shepard, Richard S. and Jeanette A. McKenna	A Phase I Cultural Resource Investigation of a 3-Acre Parcel and Associated Pipeline, Beaumont, Riverside County, California	1996	No
RI-04840	Demak, Carol R.	Report of Phase I Archaeological Assessment of a 23-Acre Parcel in Beaumont, Riverside County	2002	No
RI-05136	Archer, Gavin H. and Marian L. Kearin	Cultural Resource Inventory and Paleontological Assessment Hovchild Property, City of Beaumont, County of Riverside, California	2003	No
RI-06722	Brunzell, David	Cultural Resources Assessment and Historic Evaluations: Deutsch Property Specific Plan, City of Banning, Riverside County, California	2006	No
RI-07055	Tang, Bai and Michael Hogan	Historical/Archaeological Resources Survey Report: Assessor's Parcel Number 419-170-031, in the City of Beaumont, Riverside County, California	2007	Yes
RI-07288	Mariam Dahdul, Daniel Ballester, and Laura H. Shaker	Identification and Evaluation of Historic Properties Recycled Water System in and Near the Cities of Beaumont and Calimesa, Riverside County, California	2007	No
RI-07364	Crews, Rachel G. and Jay K. Sander	Archaeological and Paleontological Monitoring of a 29.7-Acre Project Area at the Northwest Corner of the First Street and Commerce Way Beaumont, Riverside County, California	2007	No
RI-08027	Carla Allred	Letter Report: Proposed Cellular Tower Project(s) in Riverside County, California, Site Number(s)/Name(s): IE-04965A/Beaumont Health Center TCNS# 47154	2009	No
RI-08449	Bai "Tom" Tang, Michael Hogan, Josh Smallwood, and Terri Jacquemain	Cultural Resources Technical Report City of Banning General Plan	2004	No
RI-08977	Matthew M. DeCarlo and William T. Eckhardt	Cultural Resources Inventory of Three Construction Yards and the Desert Center DC-2 Yard Distribution Alignment of the Southern California Edison (SCE) Devers-Palo Verde 2 (DPV2) Project, Riverside County, California	2011	No

Table 5-1. Previous Cultural Studies In or Within One Mile of the Project Area

Report Number	Author(s)	Report Title	Year	Includes Portion of the Project Area?
RI-09167	Roderic, McLean, Natalie Brodie, Jacqueline Hall, Shannon Carmack, Phil Fulton, Ingri Quon, Erin Martinelli, Richard Erickson, and Jay Michalski	Cultural Resources Assessment and Class III Inventory Volume I West of Devers Project San Bernardino and Riverside Counties, California	2013	No
RI-09385	Matthew M. DeCarlo and Diane L. Winslow	Engineering Refinement Survey and Recommendation of Eligibility for Cultural Resources with Southern California Edison Company's West of Devers Upgrade Project, Riverside and San Bernardino Counties, California	2015	No
RI-09460	Bai "Tom" Tang and Michael Hogan	Phase I Historical/Archaeological Resource Survey Seasons at Beaumont Project City of Beaumont Riverside, California	2015	No
RI-09570	Matthew M. DeCarlo, Diane L. Winslow, Audry Williams, and Andy Belcourt	Cultural Resource Impact Assessment and Evaluation Status Report for Southern California Edison Company's West of Devers Upgrade Project, Riverside and San Bernardino Counties, California	2015	No
RI-09669	Carrie D. Wills, Sarah A. Williams, and Kathleen A. Crawford	Cultural Resources Records Search for Cellco Partnership and their Controlled Affiliates as Verizon Wireless Candidate "Lotus", 40 Pennsylvania Avenue, Beaumont, Riverside County, California	2015	No
RI-10157	Audry Williams and Andrew Belcourt	Archival Research Evaluation Results of 33 Cultural Resources for Southern California Edison Company's West of Devers Upgrade Project, Riverside and San Bernardino Counties, Volume 1	2014	No
RI-10219	Heather R. Puckett	Letter Report: Cultural Resources Summary for the Proposed Verizon Wireless Inc Property at the Potrero Site, 81 Highland Springs Avenue, Beaumont, Riverside County, California 92223	2015	No
RI-10449	Gabriel Ocampo	Archaeological Sensitivity Assessment RV91XSB14A/ 9CAB012642A, E. 6th Street & Palm Avenue, Beaumont, Riverside County, California 92223, EBI Project Number: 6117007121, TCNS Number 165348	2018	No

Table 5-1. Previous Cultural Studies In or Within One Mile of the Project Area

Report Number	Author(s)	Report Title	Year	Includes Portion of the Project Area?
RI-10461	William T. Eckhardt, Matthew M. DeCarlo, Doug Mengers, Sherri Andrews, Don Laylander, and Tony Quach	Archaeological Investigations and Monitoring for the Construction of the Devers-Palo Verde No. 2 Transmission Line Project, Riverside County, California	2015	No
RI-10478	Jeanette A. McKenna	A Phase I CEQA/Class III NEPA (NHPA Section 106) Investigation for the 6th/Maple Septic Conversion Project in the City of Beaumont, Riverside Co., California	2018	No
RI-10502	Kathleen Crawford	Direct APE Historic Architectural Assessment for the Cellco Partnership and its Controlled Affiliates Doing Business as Verizon Wireless Candidate 'Lotus', 40 Pennsylvania Avenue, Beaumont, Riverside County, California	2015	No
RI-10754	Andrew J. Garrison and Brian F. Smith	A Class III Historic Resource Study for Phase 3 of the Atwell Project for Section 106 Compliance, SPL- Banning, California	2019	No
RI-10766	Andrew J. Garrison and Brian F. Smith	A Class III Historic Resource Study for Phase 2 of the Atwell Project for Section 106 Compliance, SPL-, Banning, California	2018	No

The results of the records search indicate that none of the property has been previously surveyed for cultural resources, and therefore, a pedestrian survey of the APE was warranted.

The records search also determined that 15 previously recorded historic-period cultural resources are located within one mile of the Project Area (Table 5-2). These resources consist of eight single family properties, two transmission lines, one water conveyance system, one railroad, one area of landscaping with associated refuse scatter, one highway/trail, and one cemetery. There are no previously recorded cultural resources within or adjacent to the Project Area.

Table 5-2. Previously Recorded Cultural Resources In or Within One Mile of the Project Area

Site Number CA-RIV-	Primary Number P-33-	Recorder and Year	Age/ Period	Site Description	Within Project Area?
--	006195	Gwen Bronson (1983)	Historic	Single family property	No
--	006200	Jim Warner (1983)	Historic	Single family property	No

Table 5-2. Previously Recorded Cultural Resources In or Within One Mile of the Project Area

Site Number CA-RIV-	Primary Number P-33-	Recorder and Year	Age/ Period	Site Description	Within Project Area?
--	006201	Jim Warner (1983)	Historic	Single family property	No
--	006202	Gwen Bronson (1983)	Historic	Single family property	No
--	006203	Gwen Bronson (1983)	Historic	Single family property	No
--	006204	Gwen Bronson (1983)	Historic	Single family property	No
--	006220	Gwen Bronson (1983)	Historic	Single family property	No
--	006227	Gwen Bronson (1983)	Historic	Single family property	No
006381	009498	Ashkar, S., Jones & Stokes (1966); Carrie Chasteen (2003); Taniguchi, Christeen (2005); Wilson, S. and K. Chimel (2009); Scott Kremkau (2012); T. Baurley and J.M. Sanka (2015); Daniel Leonard (2016); P. Moloney, R. Elder, W. Blodgett (2017)	Historic	Union Pacific/Southern Pacific Railroad segment(s)	No
--	013829	Harris, N (2004)	Historic	Landscaping and refuse scatter	No
007997	015033	Brunzell, David (2006); (J. Miller, C. Morgan, R. Goodwin, J. Hall (2013)	Historic	Water conveyance system	No
013001	015035	J. Brock (1998); Brunzell, David (2006); S. Justus, B. Wilson, A. Giacinto (2010); L. Davidson, R. Goodwin, B. Smith (2012); L. Davidson, R. Goodwin, B. Smith (2012); Wendy L. Tinsley Becker, Steven Treffers (2013); Wendy L. Tinsley Becker, Steven Treffers (2014); S. Kremkau (2015)	Historic	Engineering structure/Transmission Line	No
--	023484	LSA (2013); Audry Williams (2014)	Historic	Engineering structure/Transmission Line	No
--	028614	McKenna et al. (2018)	Historic	Highway/Trail	No
--	028622	K.A. Crawford (2015)	Historic	Cemetery	No

5.1.2 Records

The Built Environment Resources Directory for Riverside County (OHP 2022) lists 13 properties within one mile of the Project Area (Table 5-3). Four properties are listed as evaluated as 6Y – determined ineligible for the NRHP by consensus through Section 106 process. The remaining nine properties are evaluated as 5S2 – determined individually eligible for local listing or designation.

Table 5-3. Built Environment Resources In or Within One Mile of the Project Area				
Street Number	Street Name	City	Evaluation Code	Within Project Area?
1320	East 8th Street	Beaumont	6Y	No
1104	East 8th Street	Beaumont	5S2	No
674	Chestnut	Beaumont	5S2	No
690	Chestnut	Beaumont	6Y	No
1035	East 12th Street	Beaumont	5S2	No
683	Michigan Avenue	Beaumont	6Y	No
1017	Michigan Avenue	Beaumont	5S2	No
552	Palm Avenue	Beaumont	5S2	No
556	Palm Avenue	Beaumont	5S2	No
638	Palm Avenue	Beaumont	5S2	No
825	Palm Avenue	Beaumont	6Y	No
752	Pennsylvania Avenue	Beaumont	5S2	No
889	Pennsylvania Avenue	Beaumont	5S2	No

The National Register Information System (NPS 2022) failed to reveal any eligible or listed properties within the Project Area. The nearest National Register property is located 3.2 miles east of the Project Area in Banning.

Resources listed as *California Historical Landmarks* (OHP 2019) and by the OHP (OHP 2020) were reviewed on January 7, 2022. There are no landmarks listed within the Project Area.

Historic GLO land patent records from the BLM's patent information database revealed that the northeastern quarter of Section 1 was patented to the Southern Pacific Railroad Co on January 9, 1885. The federal government granted lands to aid in the construction of railroad and telegraph lines from the Midwest to pacific coast (Table 5-4; BLM 2022).

Table 5-4. GLO Land Patent Records

Patentee	Patent Date	Serial Number	Patent Type/Authority	Location
Southern Pacific Railroad Co	1/9/1885	CACAAA 072905	Grant-RR-Atlantic and Pacific (14 Stat. 292)	California

The Caltrans Bridge Local and State Inventories (Caltrans 2019) did not list any bridges within one mile of the Project Area.

5.1.3 Map Review and Aerial Photographs

The review of historical aerial photographs and maps of the Project Area provide information on the past land uses of the property and potential for buried archaeological sites. Based on this information, the property was undeveloped. Following is a summary of the review of historical maps and photographs.

The 1942 and 1943 USGS Banning, California (1:62,500) topographic quadrangle map shows the Project Area as undeveloped. In the vicinity roads bound the property. The 1953 USGS Beaumont, California (1:24,000) topographic quadrangle map shows the Project Area unchanged. Structures are visible adjacent to the Project Area on the north, south, and east. Maps from 1956 to present are not clear enough to show any changes within the Project Area (NETROnline 2022).

Aerial photography from 1966 shows the property as undeveloped. The Project Area is bounded by undeveloped land and residential properties. On 1967 aerial photographs, the Project Area remains largely unchanged. An undeveloped dirt track, which is shaped like an infinity symbol, is visible in the 1967 photograph in the northeast corner of the Project Area, likely used for recreational activities. On 1972 aerial photographs, structures are visible in the west and east of the Project Area, although their use is unintelligible. On 1996 aerial photographs, the previous structures are no longer visible. In the vicinity, more residential and commercial properties are present. Conditions remain unchanged to present day (Nationwide Environmental Title Research 2022).

5.2 Sacred Lands File Results

ECORP received the results of the Sacred Lands File search by the NAHC on April 10, 2022. The search of the Sacred Lands File was negative and failed to indicate the presence of Native American cultural resources in the Project Area. While the search of the Sacred Lands File failed to indicate the presence of sacred lands, the search results alone doesn't preclude the presence of resources of important to Native American groups in the vicinity and further data gathering efforts as part of tribal consultation were completed by the lead agency to ensure the potential sensitivity for Native American resources was understood.

Correspondence between the NAHC and ECORP is included in Appendix B. Any additional comments received after the submission of this report will be forwarded to the Lead Agency for further consideration and appropriate action.

5.3 Field Survey Results

ECORP surveyed the entire Project Area for cultural resources on March 21, 2022 and returned on May 16, 2023 to survey an additional 0.09 acre portion added to the Project Area (Appendix C). Ground visibility in the Project Area surveyed on March 21, 2023 was approximately 10 to 15 percent. Disturbances include past weed abatement, OHV tracks, modern refuse, and animal burrows. Ground visibility in the added 0.09 acre Project Area surveyed on May 16, 2023 was 100 percent. This area has been continually graded, has imported gravel base, and is used by the adjacent homeowners as a driveway.



Figure 5-1. Project Area overview from southwestern (view east; March 21, 2022).



Figure 5-2. Project Area overview from northwestern corner (view east; March 21, 2022).



Figure 5-3. Overview of modern disturbance (view east; March 21, 2022).



Figure 5-4. Overview of additional area (view south; May 16, 2023).

5.3.1 Cultural Resources

As a result of the field survey, one newly identified cultural resource was recorded within the Project Area. XA-001 is a historic-period site composed of a concrete foundation. The western half of the foundation is a concrete pad, and the eastern half is a vault.

Site descriptions follow, and confidential DPR site records are provided in Appendix D, which as been redacted.

5.3.1.1 XA-001

The site is a historic-period concrete foundation with vault measuring 20 feet east/west by 10 feet, 1 inch north/south. The west half of the foundation is a concrete pad measuring 10 feet, 2 inches east/west by 10 feet, 2 inches north/south. The east half is a vault measuring 9 feet, 10 inches east/west by 10 feet, 1 inch north/south. The entire feature is approximately 8 inches above ground surface. The site is located near the northern boundary of the Project Area. Although structures in the same location are visible on historic aerial photographs in this area, their use is unknown.

The site is disturbed from weed abatement and possible discing, and structures are no longer present in the Project Area. Historic maps and aerial photographs indicate the foundation was likely constructed between 1967 and 1972 as two structures are visible adjacent to the site (NETROnline 2022). Although it is not clear in the aerial photographs to discern what the structures were used for, it is likely they were used for agricultural purposes. By 2002, the structures are no longer visible. Structures during this time period were all equipped with indoor plumbing and trash collection services or municipal dumps were widely available. As such, there is a very low likelihood that these structures had privies, cellars, or other features that could lead to sources of archaeological data. No subsurface archaeological testing was warranted, as a result.



Figure 5-4. REDACTED XA-001: Historic-period concrete foundation and vault (March 21, 2022).

6.0 EVALUATION CRITERIA

6.1 Federal Evaluation Criteria

The resources were evaluated using the NRHP eligibility criteria following the regulations implementing Section 106 of the NHPA (36 CFR Part 800). The eligibility criteria for the NRHP are as follows (36 CFR 60.4):

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess aspects of integrity of location, design, setting, materials, workmanship, feeling, association, and

- (A) Is associated with events that have made a significant contribution to the broad patterns of our nation's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- © 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.

In addition, the resource must be at least 50 years old, except in exceptional circumstances (36 CFR 60.4).

Historical buildings, structures, and objects are usually eligible under Criteria A, B, and C based on historical research and architectural or engineering characteristics. Archaeological sites are usually eligible under Criterion D, the potential to yield information important in prehistory or history. The lead federal agency makes the determination of eligibility and seeks concurrence from the State Historic Preservation Officer (SHPO).

Effects to NRHP-eligible resources (historic properties) are adverse if the Project may alter, directly or indirectly, any of the characteristics of a Historic Property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

6.2 State Evaluation Criteria

Under State law (CEQA), cultural resources are evaluated using CRHR eligibility criteria in order to determine whether any of the resources are Historical Resources, as defined by CEQA. CEQA requires that impacts to Historical Resources be identified and, if the impacts would be significant, that mitigation measures to reduce the impacts be applied.

A Historical Resource is a resource that:

1. is listed in or has been determined eligible for listing in the CRHR by the State Historical Resources Commission;
2. is included in a local register of historical resources, as defined in PRC 5020.1(k);
3. has been identified as significant in a historical resources survey, as defined in PRC 5024.1(g); or
4. is determined to be historically significant by the CEQA lead agency CCR Title 14, Section 15064.5(a)]. In making this determination, the CEQA lead agency usually applies the CRHR eligibility criteria.

The eligibility criteria for the CRHR (CCR Title 14, Section 4852(b)) state that a resource is eligible if:

1. it is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
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 of construction, or represents the work of a master or possesses high artistic values; 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, the resource must retain integrity. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (CCR Title 14, Section 4852(c)).

Historical buildings, structures, and objects are usually eligible under Criteria 1, 2, and 3 based on historical research and architectural or engineering characteristics. Archaeological sites are usually eligible under Criterion 4, the potential to yield information important in prehistory or history. The CEQA lead agency makes the determination of eligibility. Cultural resources determined eligible for the NRHP by a federal agency are automatically eligible for the CRHR.

Impacts to a Historical Resource (as defined by CEQA) are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired (CCR Title 14, Section 15064.5(a)).

Lastly, a Tribal Cultural Resource, as defined in Section 21074 of the California PRC, can only be identified and evaluated by culturally-affiliated California Native American tribes through government-to-government consultation. As such, only the consultation record of the CEQA lead agency, and not this technical report, addresses Tribal Cultural Resources.

7.0 EVALUATION

This section provides an evaluation of the significance of the historic-period archaeological find located within the Project Area relative to eligibility criteria set forth in the NRHP and the CRHR.

7.1 Site XA-001

XA-001 is a historic-period concrete foundation. This site consists of a singular foundation divided into a concrete pad and vault. As stated above, historic maps and aerial photographs indicate the foundation was likely constructed between 1967 and 1972 as two structures are visible adjacent to the site. Although it is not clear in the aerial photographs to discern what the structures were used for, it is likely they were used for agricultural purposes. By 2002, the structures are no longer visible (NETROnline 2022).

This site dates to the late 1960's to the early 1970's and is not associated with any important historical event and is otherwise disconnected from the human activity that produced it and does not contribute to the broad patterns of history and therefore does not meet eligibility criteria under NRHP Criterion A/CRHR Criterion 1. Similarly, archival research indicated the site cannot be associated with a person or group of people important in history and the site is likely a ubiquitous feature found in agricultural properties. Therefore, this site does not meet eligibility criteria under NRHP Criterion B/CRHR Criterion 2. XA-001 does not convey any discernable architectural style, method of construction, and does not represent the work of a master or important creative individual and is therefore not eligible under NRHP Criterion C/CRHR Criterion 3. Lastly, this site does not provide important information in history and its data potential lies in the historic record. The structures that were associated with this site have been removed and there is no indication of a subsurface deposit with the potential to yield additional important information in prehistory or history and is therefore not eligible under NRHP Criterion D/CRHR Criterion 4.

XA-001 is evaluated as not eligible for listing in the NRHP and CRHR under any criteria and is neither considered to be a Historic Property for the purpose of Section 106 NHPA, nor Historical Resources under CEQA.

8.0 MANAGEMENT CONSIDERATIONS

8.1 Conclusions

As a result of the field survey, one historic-period site (XA-001) was identified on the property. XA-001 has been evaluated as not eligible for listing in the NRHP or CRHR under any criteria. Therefore, this find is not considered a Historical Resource under CEQA or Historic Property under Section 106 NHPA (if applicable).

8.2 Likelihood for Subsurface Cultural Resources

The Project Area contains Pleistocene and Holocene sediments can be contemporaneous with human occupation of the region. Although no precontact resources were identified during the field survey, due to the presence of Pleistocene and Holocene alluvial deposits within the Project Area, there exists a low to moderate potential for buried precontact archaeological sites within the Project Area.

8.3 Recommendations

Site XA-001 was evaluated for eligibility under NRHP and CRHR eligibility criteria and recommended not eligible under any criteria. Regardless, in all cases, the lead agency will require that any unanticipated (or post-review) discoveries found during Project construction be managed through a procedure designed to assess and treat the find as quickly as possible and in accordance with applicable state and federal law. However, no ground-disturbing activity or demolition should occur until the lead agencies concur with the identification and evaluation of eligibility of cultural resources, including archaeological sites, standing structures.

To assist with the identification of potential finds and to manage potential impacts to resources, ECORP recommends the following:

- At the onset of construction, a Worker Environmental Awareness Program (WEAP) will be developed by the qualified professional archaeologist. A qualified professional archaeologist with experience with sensitive cultural resources in the region will present the WEAP to all personnel working in the Project Area (either temporarily or permanently) prior to the start of project activities. The WEAP may be videorecorded and used to train newly hired workers or those not present for the initial WEAP. The WEAP could include, but will not be limited to: discussions of the sensitive cultural resources associated with the project, project-specific measures to avoid or eliminate impacts to these resources, consequences for not complying with project permits and agreements, and contact information for the lead archaeologist. Logs of personnel who have taken the training will be kept on the site at the construction or project office.

8.4 Post-Review Discoveries

There always remains the potential for ground-disturbing activities to expose previously unrecorded cultural resources. Both CEQA and Section 106 of the NHPA require the lead agency to address any

unanticipated cultural resource discoveries during Project construction. Therefore, ECORP recommends the following mitigation measures be adopted and implemented by the lead agency to reduce potential adverse impacts to less than significant:

- If subsurface deposits believed to be cultural or human in origin are discovered during construction by contractors, the construction supervisor must ensure that all work halts within a 100-foot radius of the discovery. The lead agency shall ensure that a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist, is retained (recommended prior to grading permit approval) to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:
 1. If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required.
 2. If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead federal agency, the lead CEQA agency, and landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
 3. If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) by maintaining at least 50 feet of buffer in all directions. The archaeologist shall notify the County Coroner (per Section 7050.5 of the Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (Section 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within

the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

The lead agency is responsible for ensuring compliance with these mitigation measures. Section 15097 of Title 14, Chapter 3, Article 7 of CEQA, *Mitigation Monitoring or Reporting*, "the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the Project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program."

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LIST OF APPENDICES

Appendix A – CHRIS Information

Appendix B – Sacred Lands File Coordination

Appendix C – Project Area Photographs

Appendix D – **REDACTED** Cultural Resource Site Locations and Site Records

APPENDIX A

CHRIS Information

CHRIS Data Request Form

ACCESS AND USE AGREEMENT NO.: 34 IC FILE NO.: _____

To: Eastern Information Center

Print Name: Rob Cunningham Date: 1/10/2022

Affiliation: ECORP Consulting, Inc.

Address: 215 N. Fifth Street

City: Redlands State: CA Zip: 92374

Phone: (909) 307-0046 Fax: (909) 307-0056 Email: rjcunningham@ecorpconsulting.com

Billing Address (if different than above): _____

Billing Email: _____ Billing Phone: _____

Project Name / Reference: Xenia Apartments

Project Street Address: see map

County or Counties: San Bernardino

Township/Range/UTMs: T 3S, R 1W; SBBM (see maps)

USGS 7.5' Quad(s): Beaumont (1996)

PRIORITY RESPONSE (Additional Fee): yes ☐ / no ☐

TOTAL FEE NOT TO EXCEED: \$ 1,000

(If blank, the Information Center will contact you if the fee is expected to exceed \$1,000.00)

Special Instructions:

Information Center Use Only

Date of CHRIS Data Provided for this Request: _____

Confidential Data Included in Response: yes ☐ / no ☐

Notes: _____

CHRIS Data Request Form

Mark the request form as needed. Attach a PDF of your project area (with the radius if applicable) mapped on a 7.5' USGS topographic quadrangle to scale 1:24000 ratio 1:1 neither enlarged nor reduced and include a shapefile of your project area, if available. Shapefiles are the current CHRIS standard for submitting digital spatial data for your project area or radius. **Check with the appropriate IC for current availability of digital data products.**

- Documents will be provided in PDF format. Paper copies will only be provided if PDFs are not available at the time of the request or under specially arranged circumstances.
- Location information will be provided as a digital map product (Custom Maps or GIS data) unless the area has not yet been digitized. In such circumstances, the IC may provide hand drawn maps.
- In addition to the \$150/hr. staff time fee, client will be charged the Custom Map fee when GIS is required to complete the request [e.g., a map printout or map image/PDF is requested and no GIS Data is requested, or an electronic product is requested (derived from GIS data) but no mapping is requested].

For product fees, see the CHRIS IC Fee Structure on the [OHP website](#).

1. Map Format Choice:

Select One: Custom GIS Maps ☐ GIS Data ☐ Custom GIS Maps and GIS Data ☐ No Maps ☐

Any selection below left unmarked will be considered a "no."

2. Location Information:

	Within project area	Within 1 _____ mi.	radius
ARCHAEOLOGICAL Resource Locations ¹	yes ☐ / no ☐	yes ☐ / no ☐	
NON-ARCHAEOLOGICAL Resource Locations	yes ☐ / no ☐	yes ☐ / no ☐	
Report Locations ¹	yes ☐ / no ☐	yes ☐ / no ☐	
"Other" Report Locations ²	yes ☐ / no ☐	yes ☐ / no ☐	

3. Database Information:

(contact the IC for product examples, or visit the [SSJVIC website](#) for examples)

	Within project area	Within 1 _____ mi.	radius
ARCHAEOLOGICAL Resource Database¹			
List (PDF format)	yes ☐ / no ☐	yes ☐ / no ☐	
Detail (PDF format)	yes ☐ / no ☐	yes ☐ / no ☐	
Excel Spreadsheet	yes ☐ / no ☐	yes ☐ / no ☐	
NON-ARCHAEOLOGICAL Resource Database			
List (PDF format)	yes ☐ / no ☐	yes ☐ / no ☐	
Detail (PDF format)	yes ☐ / no ☐	yes ☐ / no ☐	
Excel Spreadsheet	yes ☐ / no ☐	yes ☐ / no ☐	
Report Database¹			
List (PDF format)	yes ☐ / no ☐	yes ☐ / no ☐	
Detail (PDF format)	yes ☐ / no ☐	yes ☐ / no ☐	
Excel Spreadsheet	yes ☐ / no ☐	yes ☐ / no ☐	
Include "Other" Reports ²	yes ☐ / no ☐	yes ☐ / no ☐	

4. Document PDFs (paper copy only upon request):

	Within project area	Within 1 _____ mi.	radius
ARCHAEOLOGICAL Resource Records ¹	yes ☐ / no ☐	yes ☐ / no ☐	
NON-ARCHAEOLOGICAL Resource Records	yes ☐ / no ☐	yes ☐ / no ☐	
Reports ¹	yes ☐ / no ☐	yes ☐ / no ☐	
"Other" Reports ²	yes ☐ / no ☐	yes ☐ / no ☐	

CHRIS Data Request Form

5. Eligibility Listings and Documentation:

Within project area Within 1 mi. radius**OHP Built Environment Resources Directory³:**

Directory listing only (Excel format)

Associated documentation⁴yes ☐ / no ☐yes ☐ / no ☐yes ☐ / no ☐yes ☐ / no ☐**OHP Archaeological Resources Directory^{1,5}:**

Directory listing only (Excel format)

Associated documentation⁴yes ☐ / no ☐yes ☐ / no ☐yes ☐ / no ☐yes ☐ / no ☐**California Inventory of Historic Resources (1976):**

Directory listing only (PDF format)

Associated documentation⁴yes ☐ / no ☐yes ☐ / no ☐yes ☐ / no ☐yes ☐ / no ☐

6. Additional Information:

The following sources of information may be available through the Information Center. However, several of these sources are now available on the [OHP website](#) and can be accessed directly. The Office of Historic Preservation makes no guarantees about the availability, completeness, or accuracy of the information provided through these sources. Indicate below if the Information Center should review and provide documentation (if available) of any of the following sources as part of this request.

Caltrans Bridge Survey
Ethnographic Information
Historical Literature
Historical Maps
Local Inventories
GLO and/or Rancho Plat Maps
Shipwreck Inventory
Soil Survey Maps

yes ☐ / no ☐
 yes ☐ / no ☐
 yes ☐ / no ☐
 yes ☐ / no ☐
 yes ☐ / no ☐
 yes ☐ / no ☐
 yes ☐ / no ☐
 yes ☐ / no ☐

¹ In order to receive archaeological information, requestor must meet qualifications as specified in Section III of the current version of the California Historical Resources Information System Information Center Rules of Operation Manual and be identified as an Authorized User or Conditional User under an active CHRIS Access and Use Agreement.

² "Other" Reports GIS layer consists of report study areas for which the report content is almost entirely non-fieldwork related (e.g., local/regional history, or overview) and/or for which the presentation of the study area boundary may or may not add value to a record search.

³ Provided as Excel spreadsheets with no cost for the rows; the only cost for this component is IC staff time. Includes, but not limited to, information regarding National Register of Historic Places, California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and historic building surveys. Previously known as the HRI and then as the HPD, it is now known as the Built Environment Resources Directory (BERD). The Office of Historic Preservation compiles this documentation and it is the source of the official status codes for evaluated resources.

⁴ Associated documentation will vary by resource. Contact the IC for further details.

⁵ Provided as Excel spreadsheets with no cost for the rows; the only cost for this component is IC staff time. Previously known as the Archaeological Determinations of Eligibility, now it is known as the Archaeological Resources Directory (ARD). The Office of Historic Preservation compiles this documentation and it is the source of the official status codes for evaluated resources.

From: [eickw.](#)
To: [Robert Cunningham](#)
Subject: Option B results for the Xenia
Date: Thursday, March 17, 2022 3:20:11 PM

Hello,

Please note the files are being shared through Google Drive since it is a large size. Attached is the link to the requested files. Please note they are encrypted and password protected. You will need either 7-Zip (free software recommended to us by OHP) or WinZip. I will be sending the password in a separate email. You will have to download the file first, then right-click on the file, then choose what to open it with. This link will only work for those emails who received this email. Trying to share or open the files with a different email will NOT work.



[Client ST-6379.7](#)

Best,

Eastern Information Center

atkins Hall Room 1313
c/o Department of Anthropology
University of California
9 University Avenue
Riverside, CA 92521- 41

"Maybe, it's not too late, to learn how to love, and forget how to hate..." Ozzy Osbourne

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100

West Sacramento, CA 95691

916-373-3710

916-373-5471 – Fax

nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: 2021-301 Xenia Apartments

County: Riverside County

USGS Quadrangle Name: Beaumont, CA (1996)

Township: 03S **Range:** 01W **Section(s):** 1, 2, 3, 10, 11, 12

Company/Firm/Agency: ECORP Consulting, Inc.

Street Address: 215 North Fifth Street

City: Redlands **Zip:** 92374

Phone: (909) 307-0046

Fax: (909) 307-0056

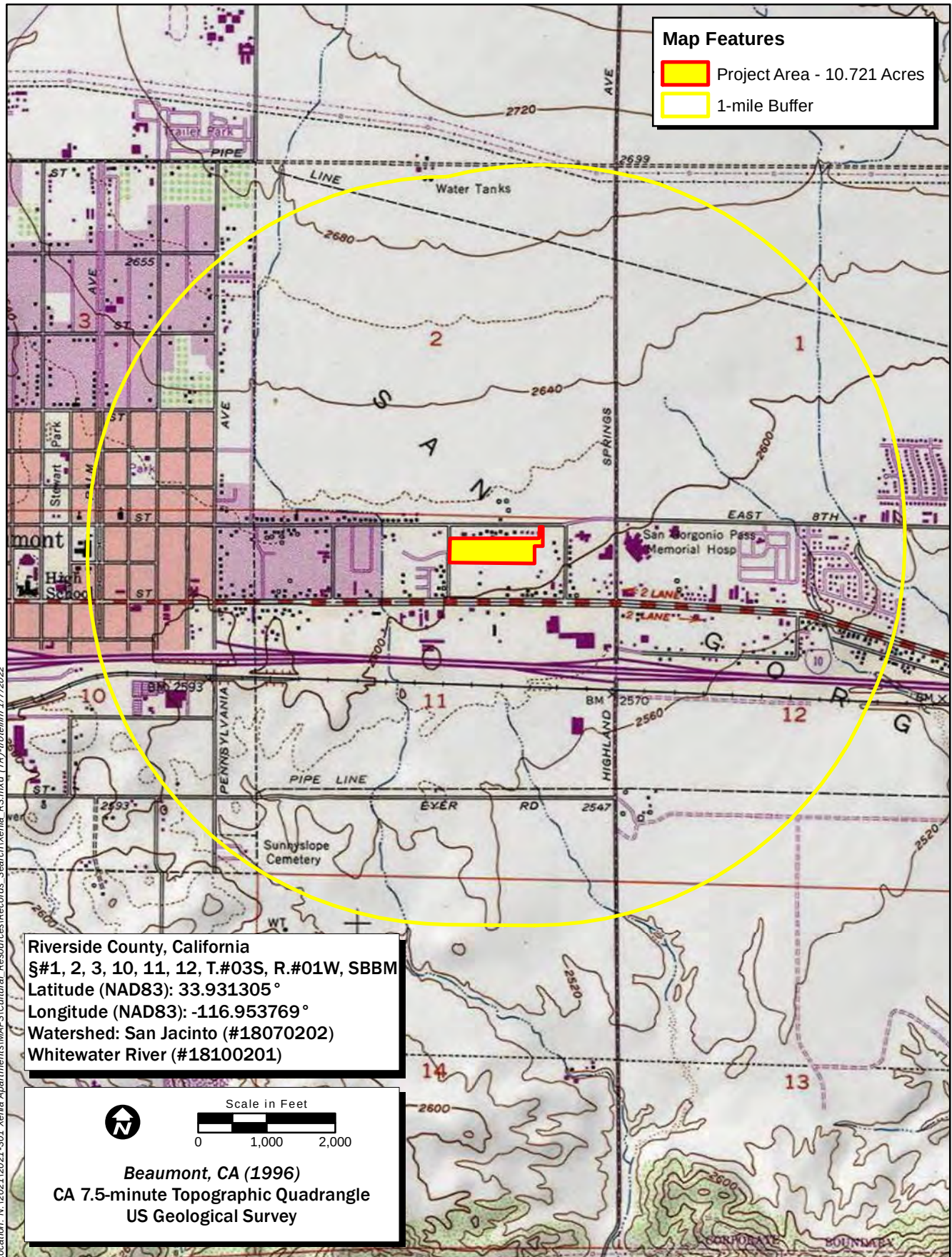
Email:

rjcunningham@ecorpconsulting.com

Project Description: ECORP is requesting a Sacred Lands File search for the proposed construction of apartment buildings in a 10.6 acre area in Beaumont. I have attached a copy of the Sacred Lands File contact form above along with a map showing the project area. The results of this search can be sent to me at rjcunningham@ecorpconsulting.com. They can also be faxed to my attention at **(909) 307-0056**. Please reference the project number 2021-301 on all correspondence.

Please let me know if you have any questions or need any additional information.

Thanks,



Map Date: 1/7/2022

iService Layer Credits: Copyright: © 2013 National Geographic Society, i-cubed



NATIVE AMERICAN HERITAGE COMMISSION

April 13, 2022

Robert Cunningham
ECORP Consulting, Inc.

Via Email to: rjcunningham@ecorpconsulting.com

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

PARLIAMENTARIAN
Russell Attebery
Karuk

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
William Mungary
*Paiute/White Mountain
Apache*

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
*Yokayo Pomo, Yuki,
Nomlaki*

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

EXECUTIVE SECRETARY
Raymond C.
Hitchcock
Miwok/Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: 2021-301 Xenia Apartments Project, Riverside County

Dear Mr. Cunningham:

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

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

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

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

APPENDIX C

Project Area Photographs

PHOTOLOG

Project Name: Xenia Apartments

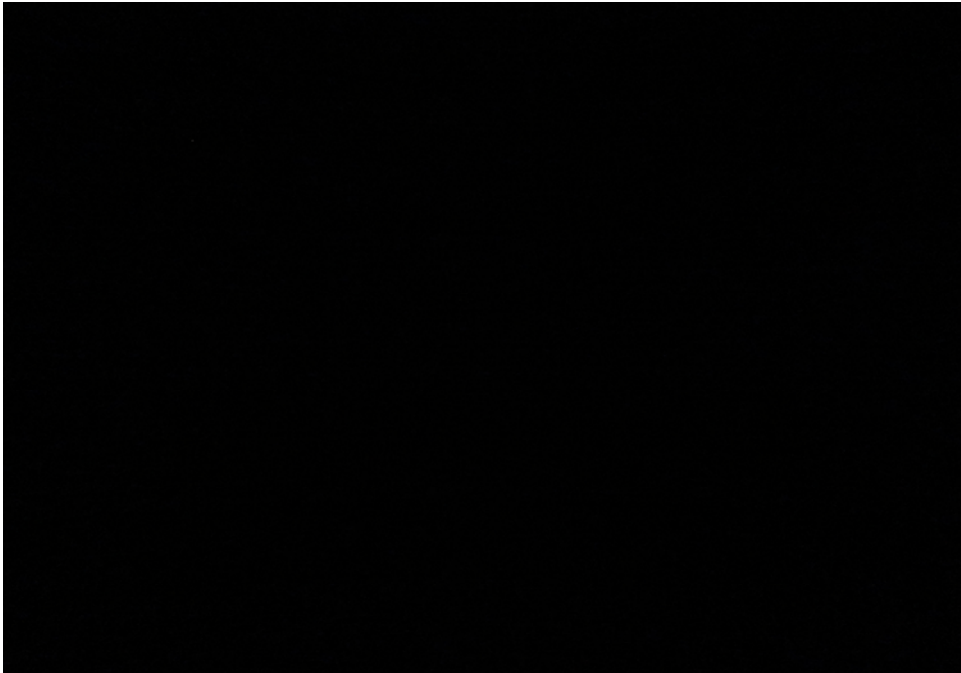
Project Number: 2021-301

[illegible]





















IMG_4302



IMG_4303



IMG_4304



IMG_4305



IMG_4306



IMG_4307



IMG_4308



IMG_4309



IMG_4310



IMG_4311



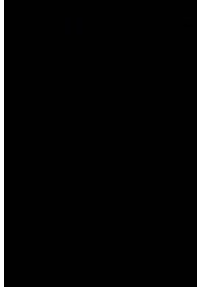
IMG_4312



IMG_4313



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IMG_4321



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IMG_4325



IMG_4326



IMG_4327



IMG_4328



IMG_4329



IMG_4330



IMG_4331



IMG_4332



IMG_4333



IMG_4334



IMG_4335

PHOTOLOG

Project Name: Xenia (addition)

Project Number: 2021-301

Project Number: _____

[illegible]









DSCF5469



DSCF5470



DSCF5471



DSCF5472



DSCF5473



DSCF5474



DSCF5475



DSCF5476



DSCF5477



DSCF5478

REDACTED Cultural Resource Site Locations and Site Records

This Attachment contains information on the specific location of cultural resources. This information is not for publication or release to the general public. It is for planning, management, and research purposes only. Information on the specific location of pre-contact and historic sites is exempt from the Freedom of Information Act and California Public Records Act.