



Cultural Resources Survey Report for the
Zeiders Road Project
Menifee, California

Prepared for
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NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION

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USGS Quadrangle Map: 7.5-minute, Romoland 1979

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- 1: Native American Heritage Commission Correspondence
- 2: Historical Resource Analysis Report (Urbana Preservation and Planning)

CONFIDENTIAL ATTACHMENT (Under Separate Cover)

- 1: Records Search Results

Acronyms and Abbreviations

APE	area of potential effect
B.P.	Before Present
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
City	City of Murrieta
EIC	Eastern Information Center
GPS	Global Positioning System
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
project	Zeiders Road Project
RECON	RECON Environmental, Inc.
USGS	U.S. Geological Survey
WPLT	Western Pluvial Lakes Tradition

Management Summary

This report details the results of the cultural resources survey for the Zeiders Road Project (project). Pemcor Properties, Inc. has proposed development of a multi-building commercial complex, located at 33521 Zeiders Road in the city of Menifee. The complex design consists of 11 one-story buildings with mezzanines totaling approximately 330,000 square feet on 19.51 acres. The project also includes 2.05 acres of off-site road improvements. The proposed commercial/industrial uses include primarily light manufacturing and manufacturing, assembly, ancillary storage, and distribution and showroom. As part of the preliminary grading design, bioretention basins and underground detention vaults were incorporated in the project. Landscaping meeting the City's landscape and water efficiency requirements is also proposed throughout the project area. Construction is expected to take approximately 18 months to complete. The area of potential effect comprises the entire 19.51-acre site, which is located in the southcentral portion of the city of Menifee, California.

The cultural resources survey was undertaken in accordance with requirements of the City of Menifee (City) to avoid significant impacts to cultural resources under the California Environmental Quality Act (CEQA). RECON Environmental, Inc. (RECON) conducted a pedestrian survey to record and document any cultural resources within the project area. Prior to the survey, a records search with a one-mile radius buffer of the 19.51-acre area of potential effect was performed at the Eastern Information Center. No previously recorded cultural resources were identified within the project area. RECON contacted the Native American Heritage Commission requesting a search of their Sacred Lands File to identify spiritually significant and/or sacred sites or traditional use areas, and to provide a list of local Native American tribes, bands, or individuals who may have concerns about the project.

A RECON archaeologist performed the cultural resources survey of the project area on November 2, 2023. A single-family residence that is over 50 years old was noted within the area of potential effect (APE). This residence was evaluated for significance under City and CEQA guidelines by Urbana Preservation and determined not eligible to be listed on the California Register of Historical Resources. No other prehistoric or historic cultural material was observed during the survey of the 19.51-acre project area. Because of the negative cultural resources survey, the ineligibility of the single-family residence as a historical resource, the negative Eastern Information Center records search results, and noted past ground disturbance within the APE, RECON recommends no further cultural resources work.

1.0 Introduction and Project Description

This report details the results of the cultural resources survey of the Zeiders Road Project (project). The primary goal of the cultural resources survey was to survey the project area and determine (1) if there are previously unrecorded cultural resources present, and if so, document the resources' locations and what they consist of, and (2) to update conditions of previously recorded cultural resources.

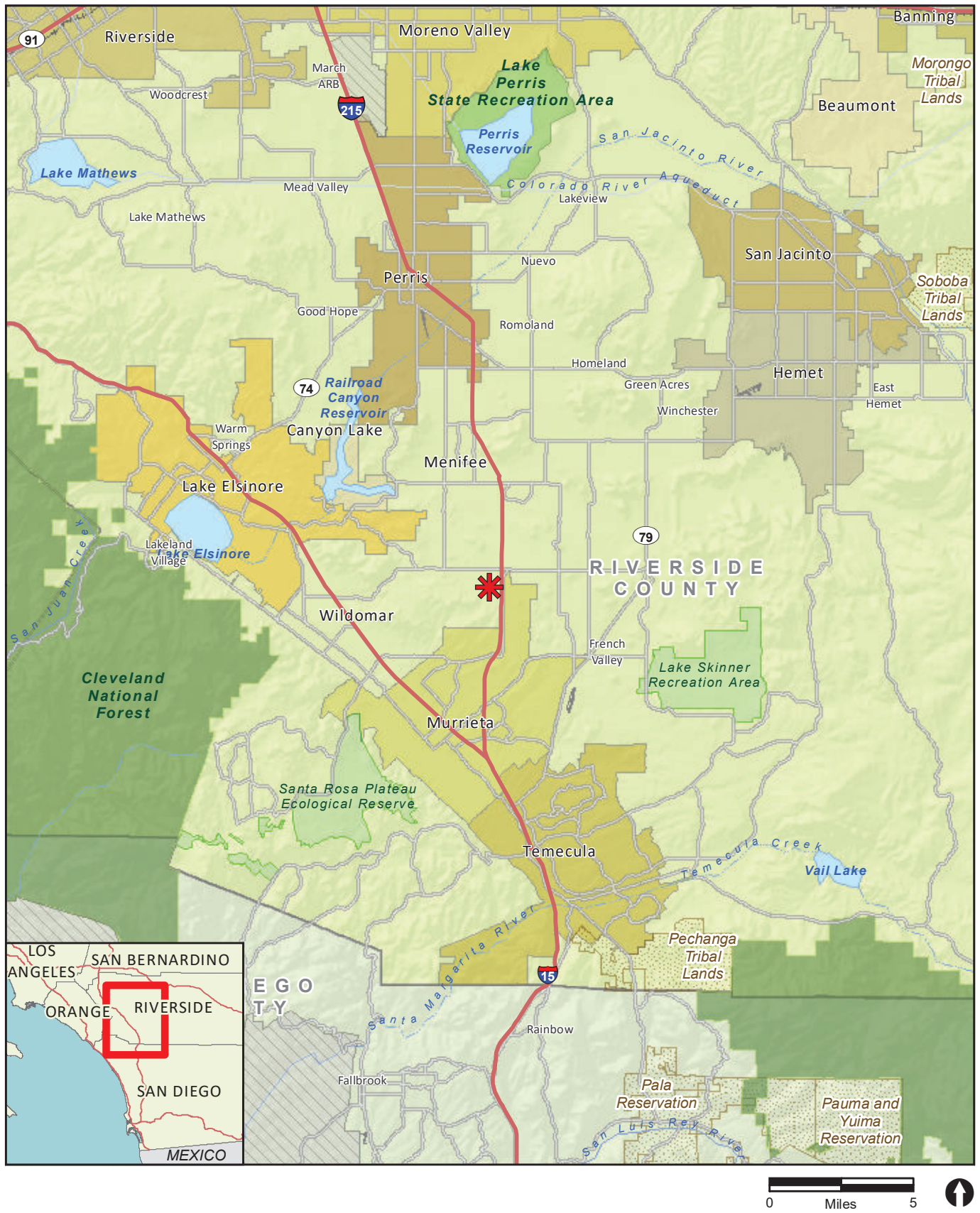
Pemcor Properties, Inc. has proposed development of a multi-building commercial complex, located at 33521 Zeiders Road. The complex design consists of 11 one-story buildings with mezzanines totaling approximately 330,000 square feet (approximately 300,000-square-foot total building footprint) on 19.51 acres. The project also includes 2.05 acres of off-site road improvements. The proposed commercial/industrial uses include primarily light manufacturing and manufacturing, assembly, ancillary storage, and distribution and showroom. As part of the preliminary grading design, bioretention basins and underground detention vaults were incorporated in the project. Landscaping meeting the City's landscape and water-efficiency requirements is also proposed throughout the project area. Construction is expected to take approximately 18 months to complete.

1.1 Area of Potential Effect

The area of potential effect (APE) consists of approximately 19.51 acres in the southcentral portion of the city of Menifee. From a regional perspective, the APE is located 3.2 miles northwest of the French Valley area of unincorporated western Riverside County (Figure 1). Interstate 215 is located 0.25 mile east of the APE. Specifically, the APE is bound by Zeiders Road to the east, Howard Road to the west, and Ciccotti Street to the north. The APE occurs within Section 22 of Township 6 South, Range 3 West as depicted on the U.S. Geological Survey Romoland quadrangle (Figure 2). The APE encompasses Assessor's Parcel Number 384-150-001 which exhibits a single-family residence and agricultural land (Figure 3).

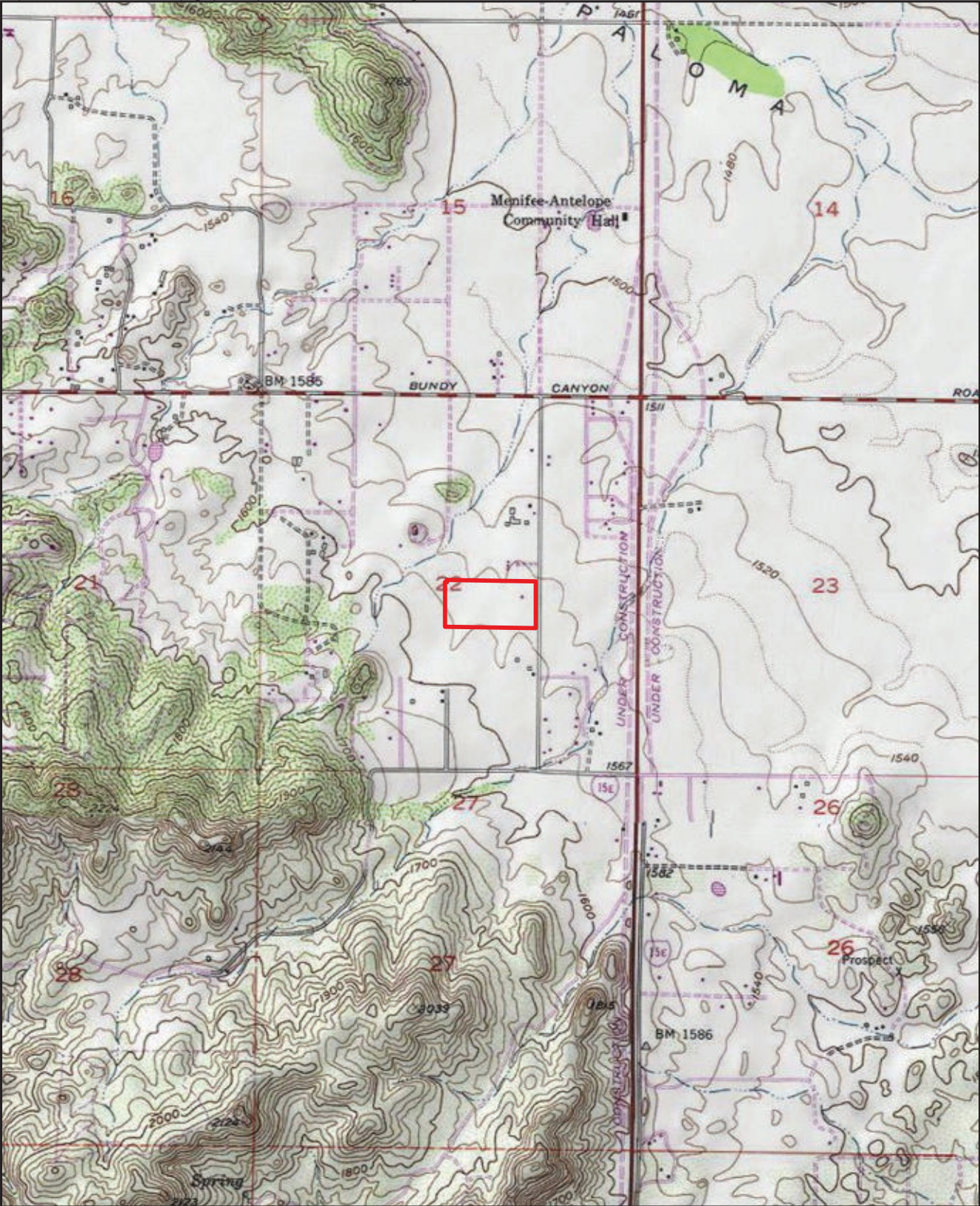
1.2 Project Personnel

Carmen Zepeda-Herman, M.A., RPA served as principal investigator. Ms. Zepeda-Herman meets the Secretary of the Interior Standards for Archaeology and Historic Preservation. Ms. Zepeda-Herman earned a Master of Arts in Anthropology from San Diego State University and is a Registered Professional Archaeologist. She has over 23 years of field experience involving prehistoric resources in southern California and the Southwest region. Nathaniel Yerka, B.A. served as project archaeologist and authored the text for this report. Stacey Higgins oversaw copyediting and photo production. Frank McDermott managed the geographic information system (GIS) data and performed the GIS data analysis.



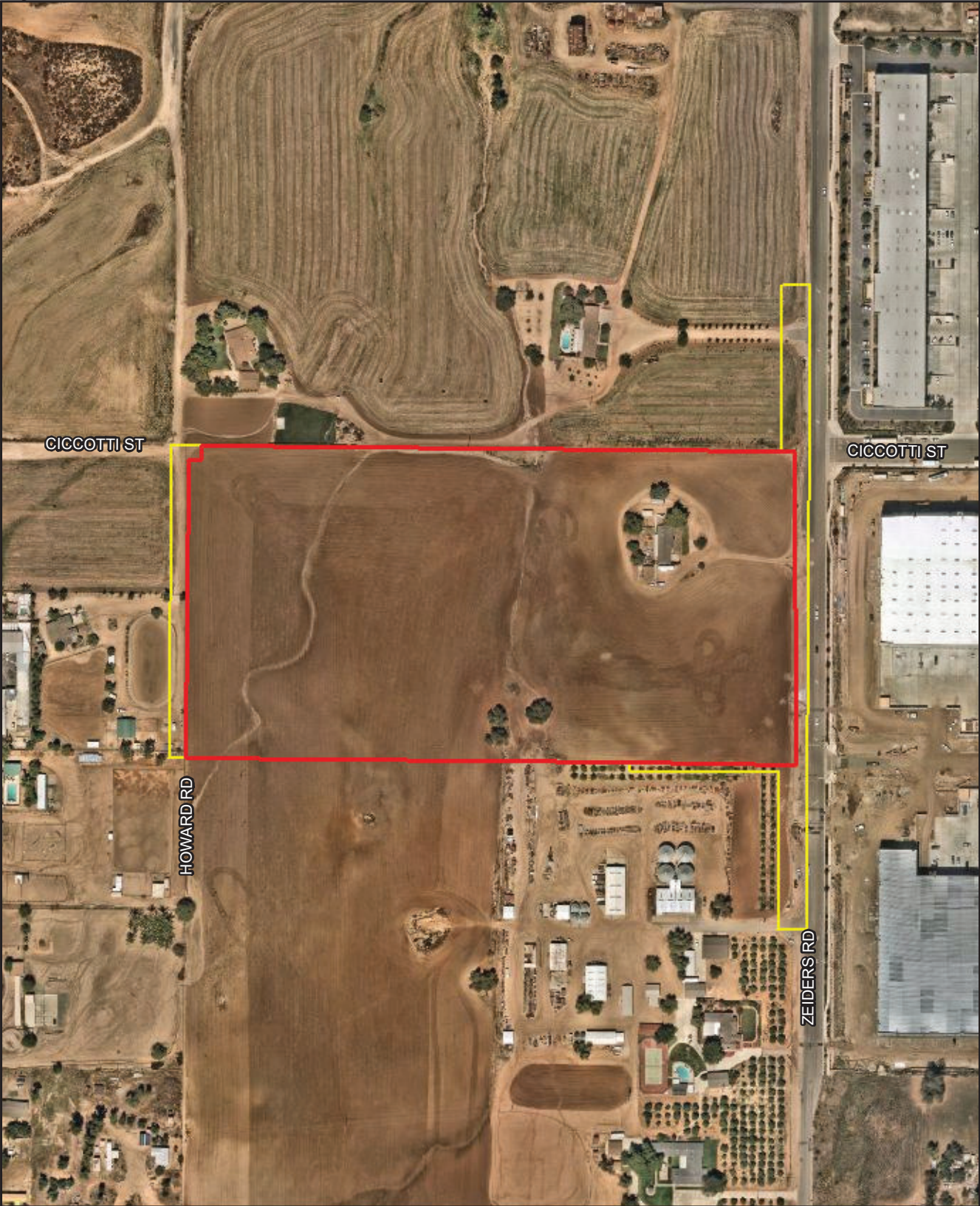
 Project Location

FIGURE 1
Regional Location



 Project Boundary

FIGURE 2
Project Location on USGS Map



- Project Boundary
- Off-site Road Improvements

FIGURE 3
Project Location on Aerial Photograph

2.0 Setting

2.1 Natural Setting

The project area is situated within the southern portion of the city of Menifee, west of Interstate 215 and south of Scott Road. The 19.51-acre project area is composed of disturbed and developed land that is relatively flat but gently slopes to the northeast. Elevations range between 1,563 feet above mean sea level in the northeast corner and 1,583 feet above mean sea level in the southwest corner. The APE exhibits a fenced perimeter along the western, northern, and eastern boundaries. A developed portion of the APE exhibits a single-family house with ancillary structures. Two generally north-south drainages occur across the APE with a small stand of ornamental trees along the central southern APE boundary. To the east is commercial development and to the north and northwest is agricultural fields with single-family houses. To the west are corrals and single-family housing, and to the south are agricultural fields, an orchard, and farming equipment storage.

The project area lies within the Temecula Valley with the Colorado Desert to the east and the Pacific Ocean to the west, and immediately surrounded by the Santa Ana Mountains to the west, San Jacinto Mountains to the northeast, and Santa Rosa Mountains to the southeast. Temecula Valley is a graben rift valley within the Elsinore Trough between the Santa Ana Block (to the west) and the Perris Block (to the east; Engel 1959). Four soil series are mapped within the project area: Wyman loam, 2 to 8 percent slopes, eroded (WyC2); Las Posas loam, 2 to 8 percent slopes (LaC); Las Posas loam, 5 to 8 percent slopes, eroded (LaC2); and Cajalco fine sandy loam, 8 to 15 percent slopes, eroded (CaD2) soils (U.S. Department of Agriculture 1971).

The Wyman soil series consists of deep, well-drained soils that formed in alluvium from andesitic and basaltic rocks and occur on nearly level to strongly sloping terraces and alluvial fans. The Las Posas soil series consists of moderately deep, well-drained soils that formed in material weathered from basic igneous rocks and occur on mountainous uplands. The Cajalco soil series are well drained and moderately permeable and occur on gently sloping to steep uplands in areas of deeply weathered, basic igneous rocks (U.S. Department of Agriculture 1971).

2.2 Cultural Setting

The following culture chronology for Riverside County is based on a synthesis of existing literature. This chronology is intended as a general model, which is dynamic and subject to modification as new information is uncovered. The prehistory of western Riverside County has been included as part of the coastal San Diego subregion (Moratto 1984). Consequently, much is made of work completed in San Diego County, to the south of the APE.

2.2.1 Early Holocene (10,000-7,000 B.P.)

The early occupants of the Riverside area are archaeologically represented by a culture pattern known as the Western Pluvial Lakes Tradition (WPLT) (Bedwell 1970). The WPLT includes the Playa, San Dieguito, Lake Mojave, and Death Valley I complexes. It is defined by the following:

- Site locations being on or near former pluvial lakeshores or along old streams;
- A focus on hunting mammals and collecting and gathering plant materials;
- A toolkit including chipped-stone crescents, large flake and core scrapers, choppers, scraper-planes, hammerstones, cores, drills and gravers, and a variety of flakes;
- A developed flaked-stone technology with percussion-flaked foliate knives and points, Silver Lake and Lake Mojave points; and
- A lack of ground stone artifacts.

The WPLT people were adapted to a wetter environment before the warmer climate led to the evaporation of the lakes (Moratto 1984).

2.2.2 Middle Holocene (7,000-1,500 B.P.)

The Millingstone Horizon occurs during this time period in western Riverside County. The Millingstone Horizon includes the La Jolla, Pauma, and Sayles complexes (Moratto 1984). The La Jolla Complex was defined from coastal San Diego sites (Rogers 1938, 1945). An apparent inland manifestation of the La Jolla Complex was termed the "Pauma Complex" by D. L. True (1958), who proposed the name to describe assemblages recovered from more than 20 inland sites in northern San Diego County. The La Jolla and Pauma complexes have very similar assemblages and are thought to be different environmental adaptations of the same culture (True 1958). Archaeological investigations in the Cajon Pass were used to define the type site (SBR-421) for the Sayles Complex (Kowta 1969). Kowta (1969) defined the Sayles Complex as a variant of the Millingstone Horizon from the vicinity of the Cajon Pass.

The Millingstone Horizon assemblages suggest a generalized subsistence focus with an emphasis on hard seeds. This emphasis is indicated by the increased frequency of slab and basin metates and the adoption of a mixed cobble/core-based tool assemblage composed primarily of crudely made choppers, scrapers, and cobble hammerstones. The assemblage is typically dominated by crude, cobble-based choppers, scrapers, and flake knives. Scraper-planes are also abundant, which Kowta (1969) suggests were used to process agave and yucca. Projectile points are relatively rare, but late in the period, Elko type points are occasionally seen. Portable basin and slab metates are relatively plentiful, suggesting an economic focus on gathering plant resources. Mortars and pestles appear in the Millingstone Horizon, suggesting the use of acorns. The presence of shell middens distinguishes the La Jolla Complex from the other Millingstone Horizon complexes.

2.2.3 Late Holocene (1,500 B.P. to 1796)

Shoshonean-speaking people from the Colorado River region moved westward into Riverside County (Moratto 1984) during the Late Holocene. Cultures representative of this time are the San

Luis Rey Complex in northern San Diego County and western Riverside County and the Irvine Complex in Orange County (Meighan 1954; Moratto 1984; True et al. 1974). First described by Meighan (1954) and based on excavations at Pala, the San Luis Rey Complex is divided into an early phase, San Luis Rey I, and a later phase, San Luis Rey II. San Luis Rey I sites are associated with bedrock outcrops and often have recognizable midden soils. Features may include cremations and bedrock mortars. The artifact assemblage includes metates, Cottonwood Triangular type projectile points, drills, bifacially flaked knives, bone awls, occasional steatite arrow shaft straighteners, and bone and shell ornaments (True and Waugh 1981). San Luis Rey II sites consist of the same assemblage with the addition of Tizon Brown Ware ceramics, red and black pictographs, cremation remains in urns, and historic materials such as glass beads and metal objects. The projectile points commonly found in San Luis Rey assemblages, Cottonwood Triangular and, less frequently, Desert side-notched forms, are both smaller than earlier types, suggesting the introduction of bow-and-arrow technology into the region.

2.2.4 Ethnohistory

The project vicinity includes an area where the traditional territories of the Cahuilla, Luiseño, and the Gabrieliño intersect, according to Kroeber (1970) and Bean and Smith (1978).

The Cahuilla are one of the most southwesterly of the Shoshonean or Uto-Aztecan speakers. They are members of the Takic branch of this large language family. Traditional Cahuilla territory originally included western and part of central Riverside County and extended into northeastern San Diego and northwestern Imperial counties. The western boundary generally followed the Santa Ana, Elsinore, and Palomar Mountains. The northern boundary extended north of Riverside to the San Gabriel and San Bernardino Mountains. Cahuilla territory extended east to include the Coachella Valley and down the valley as far south as the approximate middle of the Salton Sea. The approximate southern territorial limits included Borrego springs and the south end of the Santa Rosa Mountains. The Cahuilla territory consisted of the mountain, the pass or western, and the desert divisions (Bean 1978; Hooper 1920:316; Strong 1929).

According to Kroeber (1925), Cahuilla society consisted of two ceremonial divisions or moieties: wildcat and coyote. People were further divided into somewhat localized, patrilineal clans. Each clan had a chief: *net* in Cahuilla (Kroeber 1925:691). Some villages contained people of only one clan, but other villages had more than one clan. Also, people of one clan might live in more than one village. Chiefs were usually chosen by heredity. They were primarily concerned with economic issues such as determining where and when people should gather particular foods or hunt game, and for the correct maintenance of the ritual aspect of the clan. Choice hunting and gathering areas were owned by the clan. The clan chief also settled intraclan disputes and met with other *nets* to solve interclan problems and organize ceremonies among clans.

The Luiseño were Shoshonean or Uto-Aztecan-speaking populations that were found in northern San Diego, southern Orange, and southeastern Riverside counties from the onset of ethnohistoric times through the present day. These people are linguistically and culturally related to the Gabrieliño and Cahuilla and appear to be the direct descendents of Late Prehistoric populations. The basic unit of Luiseño social structure was the clan triblet. The triblet was composed of patrilineally related people who were politically and economically autonomous from neighboring triblets. Unlike other

Takic-speaking tribes that surround them, the Luiseño do not appear to have been organized into exogamous moieties (descent groups that married outside one's birth group) but may have been loosely divided into mountain-oriented groups and ocean-oriented groups (Bean and Shipek 1978). One or more clans would reside together in a village (Oxendine 1983). A heredity village chief held a position that controlled economic, religious, and warfare powers (Bean and Shipek 1978).

The Gabrieliño were Cupan speakers. The Cupan languages are part of the Takic family, which is part of the Uto-Aztecan linguistic stock. Their tribal territory included the watersheds of the Los Angeles, San Gabriel, and Santa Ana rivers, all of the Los Angeles Basin, the coast from Aliso Creek in the south to Topanga Creek in the north, and the islands of San Clemente, San Nicholas, and Santa Catalina. Villages or triblets were politically autonomous and made up of different lineages. Each lineage had its own leader and would seasonally leave the village to collect resource items. The Gabrieliño traded with the Serrano to the east. They traded their coastal shell through middlemen to the interior of southern California and the Southwest. Steatite from Santa Catalina was their main trade item.

2.2.5 Historic Period

The Spanish Period in California (1769–1821) represents a time of European exploration and settlement. Military and religious contingents established the San Diego Presidio and the San Diego Mission in 1769, San Carlos Borromeo (Carmel) in 1770, and San Gabriel Arcangel in 1771. Mission San Gabriel Arcangel claimed the areas around Riverside, Jurupa, San Jacinto, and the San Gorgonio Pass. The opening of the mission system created the need to link Alta California with Sonora. Juan Bautista de Anza of Tubac was commissioned to open up a road across the Colorado Desert to San Gabriel and on to Monterey. The first de Anza Expedition took place between 1774 and 1775. Anza stopped in the vicinity of present-day Riverside at an Indian Village along the Santa Ana River southwest of Mount Rubidoux (Hoover et al. 2002).

Most scholars suggest that the Spanish mission system usually, but not always, used forced Native American labor to produce goods and provide services needed for European settlement (Forbes 1982; Hurtado 1988; McWilliams 1973; Castillo 1978; Rawls and Bean 1998). The mission system also introduced horses, cattle, sheep, and agricultural goods and implements, and provided new construction methods and architectural styles. As stated above, the vicinity of Riverside was part of the San Gabriel Mission (Lech 2004). Many Native American lands were taken over by the Spanish for cattle grazing. Also with the arrival of the Spanish came devastating epidemics and very high death rates (Cook 1976).

The Mexican Period (1821–1848) retained many of the Spanish institutions and laws. Cattle ranching still dominated the economy and the development of the hide and tallow trade with New England merchant ships increased during the early part of the Mexican Period. The Spanish mission system was secularized by the Mexican government, and these lands allowed for the dramatic expansion of the rancho system. Although a total of 16 land grants were established in what became Riverside County, none included the Menifee area (City of Menifee 2013a:5.5-2).

In the 1830s and 1840s, an increasing number of Americans were settling in California and the Southwest, and in 1836 Texas declared its independence. In February 1846, Texas was annexed by

the United States, triggering the Mexican–American War (Texas State Historical Association 2023). Americans in northern California revolted and declared an independent California Republic, which ceased to exist three weeks later, when U.S. naval forces took Monterey on July 7, 1846. The California part of the war ended in Los Angeles on January 13, 1848, and the Treaty of Guadalupe Hidalgo was signed on February 2, 1848. California became a state in 1850.

Little settlement took place in the Menifee area for the first half of the 1800s, but the 1848 California gold rush brought prospectors to the area, soon tripling the population. Construction of the transcontinental railroad in 1869 spurred a great influx of homesteaders, developers, and speculators and spurred the growth of citrus and other agricultural products in what eventually became Riverside County. In 1882, the California Southern Railroad completed a rail line from National City to Colton, through Oceanside, Temecula, Elsinore, and then through San Jacinto Canyon. A railroad station was established at Pinacate Road, giving the Menifee area rail access. Unfortunately, in less than 10 years rail connection was lost, which, along with an unreliable water supply, hampered growth in the area through the end of the 1800s and into the 1900s.

In 1880, Luther Menifee Wilson discovered gold about eight miles south of Perris. The claim was called the Menifee Quartz Lode, with the area around it soon known as the Menifee Mining District. Early settlers of the area include Mr. Henry W. Aikin of Wisconsin, and his daughter Mrs. Aikin of Los Angeles, who settled on a 160-acre tract in Menifee in 1882 (Ellis 1912:141-142). Two other families important in the development of the Menifee area, the Newports and the Kirkpatricks, moved into the area soon after. William Newport purchased 2,000 acres in the Menifee area in 1885 and established a large dry farming ranch, which eventually expanded to over 13,000 acres (Johnson 2012). Because of the small rural population, the Menifee Valley continued to develop slowly. The Menifee post office was established in 1887, and by 1890, there was a blacksmith shop and new school at the intersection of Newport and Bradley roads.

The County of Riverside was created in 1893 from a small (590 square miles) but wealthy part of San Bernardino County and a large (6,044 square miles) part of San Diego County (Holmes 1912). The Menifee area remained a predominantly rural area into the mid-1900s. U.S. Highway 395 was constructed in the 1930s and bypassed the area in favor of Perris and Temecula, and electricity did not arrive until 1946. Sun City to the north was established by Del Webb in the 1960s as a senior citizen community. This area became part of Menifee when the city incorporated in 2008.

3.0 Previous Research

3.1 Archaeological and Built Environment Resources

RECON performed a cultural resources records and literature search of the APE with a one-mile search radius buffer at the Eastern Information Center (EIC) located at University of California Riverside. The purpose of the archival investigation is to identify previously recorded cultural resources and archaeological investigations present within the project area.

The EIC records search indicated that there have been 33 cultural investigations conducted within one mile of the project APE, none of which include the APE (Confidential Attachment 1). The record search also indicated 56 cultural resources recorded within one mile of the project APE (Table 1). These cultural resources include 30 prehistoric sites, 24 isolated prehistoric artifacts, and 2 historic-era features (see Table 1). The prehistoric resources include bedrock milling features, lithic scatters, lithic scatters with ground stone, quarries, petroglyphs, pictographs, a hearth, a rock shelter, and faunal remains. The prehistoric isolated artifacts represent a point preform, scrapers, manos, metates, flakes, and a core. The historic-era features are a well and foundations. None of the previously recorded cultural resources occur within or adjacent to the APE.

Table 1 Previously Recorded Resources within One Mile of APE				
Primary Number	Trinomial Number	Period	Site Type	Recording Events
P-33-000635	CA-RIV-000635	Prehistoric	Bedrock milling	1973 (J. Humbert, S. Hammond, C.E.F.U)
P-33-000645	CA-RIV-000645	Prehistoric	Petroglyph, pictograph, rock shelter, bedrock milling, lithic scatter	1973 (S. Hammond, n/a); 1987 (R. White, L. White and T. Freeman, Archaeological Associates Ltd., Sun City, CA.); 1987 (n/a, Archaeological Associates); 1992 (B. Lewis, LSA Associates, Irvine, CA.); 2001 (William Sawyer and Caroline Braker, LSA Associates, Inc.); 2014 (Janelle, Kassarjian, Atkins); 2014 (Max Jewett, Atkins); 2014 (Janelle Kassarjian, Atkins); 2014 (Max Jewett, Atkins); 2016 (Michael M. DeGiovine, Atkins)
P-33-000646	CA-RIV-000646	Prehistoric	Bedrock milling	1973 (J. Humbert, S. Hammond, n/a)
P-33-000647	CA-RIV-000647	Prehistoric	Bedrock milling	1973 (J. Humbert, S. Hammond, C.E.F.U.)
P-33-001072	CA-RIV-001072	Prehistoric	Pictograph, bedrock milling	1976 (Eastvold, n/a)
P-33-001309	CA-RIV-001309	Prehistoric	Bedrock milling, lithic scatter	1978 (T. Holcomb, n/a)
P-33-001370	CA-RIV-001370	Prehistoric	Bedrock milling	1976 (Morin, Hildebrand and Pettus Waldron)
P-33-001371	CA-RIV-001371	Prehistoric	Bedrock milling	1976 (Marge Morin)
P-33-001372	CA-RIV-001372	Prehistoric	Bedrock milling	1976 (M. Morin, Pettus, W. Waldron and J Hildebrand)
P-33-002151	CA-RIV-002151	Prehistoric	Bedrock milling	1981 (R. Jenkins, UCR ARU)
P-33-002152	CA-RIV-002152	Prehistoric	Bedrock milling	1981 (R. Jenkins, UCR ARU)
P-33-002154	CA-RIV-002154	Prehistoric	Bedrock milling	1981 (R. Jenkins, UCR ARU)
P-33-003335	CA-RIV-003335	Prehistoric	Lithic scatter, ground stone scatter, faunal remains	1987 (R. White, L. White and T. Freeman, Archaeological Associates, Sun City, CA.); 1992 (B. Lewis, LSA Associates, Inc., Irvine, CA.); 2016 (Michael M. DeGiovine, Atkins)
P-33-003336	CA-RIV-003336	Prehistoric	Lithic scatter, ground stone scatter	1987 (R. White, L. White and T. Freeman, Archaeological Associates, Sun City, CA.); 1992 (B. Lewis, LSA Associates, Irvine, CA.); 2016 (Michael M. DeGiovine, Atkins)
P-33-003339	CA-RIV-003339	Prehistoric	Hearth, bedrock milling, lithic scatter, ground stone scatter	1987 (R. White, L. White and T. Freeman, Archaeological Associates, Ltd., Sun City, CA.); 1992 (B. Lewis, LSA Associates, Inc., Irvine, CA.); 2014 (Max Jewitt, Atkins); 2016 (Michael M. DeGiovine, Atkins)

Table 1
Previously Recorded Resources within One Mile of APE

Primary Number	Trinomial Number	Period	Site Type	Recording Events
P-33-011236		Prehistoric	Bedrock milling	2001 (William Sawyer, Caroline Braker, LSA Associates, Inc.); 2014 (Janelle Kassarian, Atkins); 2016 (Michael M. DeGiovine, Atkins)
P-33-011245		Prehistoric	Bedrock milling	
P-33-011246		Prehistoric	Bedrock milling	2001 (William Sawyer, Caroline Braker, Adam Hume, LSA Associates, Inc.)
P-33-011248		Prehistoric	Isolate: flake	
P-33-011253		Prehistoric	Isolate: flakes	
P-33-014753	CA-RIV-007853	Prehistoric	Bedrock milling	2005 (Ballester, Daniel, CRM Tech)
P-33-015463		Prehistoric	Isolate: mano	2006 (Lisa Hunt, CRM Tech)
P-33-015668		Historic	Well	2006 (T. Kennedy, K. Jernigan, and M. Linder, Applied EarthWorks, Inc.)
P-33-021009		Historic	Foundations	2012 (James J. Schmidt, Compass Rose)
P-33-024578		Prehistoric	Isolate: metate	2014 (Janelle Kassarian, Atkins)
P-33-024579		Prehistoric	Bedrock milling	2014 (Janelle Kassarian, Atkins)
P-33-024580		Prehistoric	Bedrock milling	2014 (Janelle Kassarian, Atkins)
P-33-024581		Prehistoric	Isolate: flakes	2014 (Janelle Kassarian, Atkins)
P-33-024583		Prehistoric	Isolate: flake	2014 (Janelle Kassarian, Atkins)
P-33-024584		Prehistoric	Isolate: scraper	2014 (Janelle Kassarian, Atkins)
P-33-024590		Prehistoric	Isolate: metate	2014 (Janelle Kassarian, Atkins)
P-33-024591		Prehistoric	Isolate: scraper	2014 (Janelle Kassarian, Atkins)
P-33-024592		Prehistoric	Bedrock milling	2014 (Janelle Kassarian, Atkins)
P-33-024593		Prehistoric	Isolate: mano	2014 (Janelle Kassarian, Atkins)
P-33-024594		Prehistoric	Isolate: flake	2014 (Janelle Kassarian, Atkins)
P-33-024595		Prehistoric	Isolate: flake	2014 (Janelle Kassarian, Atkins)
P-33-024596		Prehistoric	Isolate: flake	2014 (Janelle Kassarian, Atkins)
P-33-024597		Prehistoric	Isolate: flake	2014 (Janelle Kassarian, Atkins)
P-33-024598		Prehistoric	Isolate: flake	2014 (Janelle Kassarian, Atkins)
P-33-024599		Prehistoric	Isolate: mano	2014 (Janelle Kassarian, Atkins)
P-33-024600		Prehistoric	Isolate: flakes	2014 (Janelle Kassarian, Atkins)
P-33-024601		Prehistoric	Isolate: point preform	2014 (Janelle Kassarian, Atkins)
P-33-024602		Prehistoric	Isolate: flake	2014 (Janelle Kassarian, Atkins)
P-33-024603		Prehistoric	Isolate: mano	2014 (Janelle Kassarian, Atkins)
P-33-024604		Prehistoric	Isolate: mano	2014 (Janelle Kassarian, Atkins)
P-33-024610		Prehistoric	Bedrock milling	2014 (Max Jewett, Atkins)
P-33-024616		Prehistoric	Isolate: scraper	2014 (Max Jewett, Atkins)
P-33-024644	CA-RIV-012193	Prehistoric	Bedrock milling, lithic scatter	2014 (Max Jewett, Atkins)
P-33-024731	CA-RIV-012243	Prehistoric	Bedrock milling, lithic scatter	2014 (Janelle Kassarian, LSA)
P-33-024732	CA-RIV-012244	Prehistoric	Lithic scatter, ground stone scatter	2014 (Janelle Kassarian, Atkins, LSA)
P-33-024733	CA-RIV-012245	Prehistoric	Bedrock milling, lithic scatter	2014 (Sandra Pentney, Atkins, LSA)
P-33-024865	CA-RIV-012326	Prehistoric	Bedrock milling, lithic scatter, ground stone scatter	2014 (Janelle Kassarian, Atkins Cultural Resources); 2016 (Michael M. DeGiovine, Atkins)
P-33-028549	CA-RIV-012932	Prehistoric	Lithic quarry, lithic scatter	2018 (R. Goodman, M. Jenkins, LSA Associates, Inc.)
P-33-028550		Prehistoric	Isolate: flake	2018 (R. Goodwin, M. Jenkins, LSA Associates, Inc.)

Table 1 Previously Recorded Resources within One Mile of APE				
Primary Number	Trinomial Number	Period	Site Type	Recording Events
P-33-028551		Prehistoric	Isolate: mano, core	2018 (R. Goodwin, M. Jenkins, LSA Associates, Inc.)
P-33-028615		Prehistoric	Bedrock milling	2018 (Jean A. Keller, Jean A. Keller et al)

3.2 Historic Aerial photographs and Topographic Maps

Historic U.S. Geological Survey topographic maps and aerial photographs were also reviewed to determine changes in the survey area over time; RECON used the free on-line Nationwide Environmental Title Research LLC (NETR) for this review. A review of topographic maps and historic aerial photographs show that the APE has been subject to agriculture since 1938, as exhibited on the earliest available aerial photograph. By 1938, the APE exhibits two generally north-south trending ephemeral drainages and is bounded on the east side by a dirt road within the current alignment of Zeiders Road. The farm complex adjacent to the south is extant. The earliest available topographic map dates to 1943 and represents a north-south ephemeral drainage bisecting the middle of the APE. The current alignment of Zeiders Road is first represented on the 1954 topographic map. The current single-family residence and east-west dirt driveway (accessed via Zeiders Road), along with ornamental vegetation is exhibited on the 1967 aerial photograph, as well as the northern and western APE boundary, delineated by two dirt roads. Between 1967 and 1978, the single-family residence to the northeast is constructed. The 1975 topographic map first represents the single-family residence within the APE, as well as the residence and ancillary buildings adjacent to the north. Between 1978 and 1985, the single-family residence to the northwest is constructed and the farm complex adjacent to the south expands with a few more structures closer to the southern APE boundary. Between 1985 and 1996, vehicle and equipment storage occupy the southeast corner of the APE. Between 1996 and 2002, the property along the western APE boundary develops a horse corral. Between 2005 and 2009, the vehicle and equipment storage in the southeast corner reverts to a clear agricultural field; no subsequent changes are noted to occur within the APE (NETR 2023).

3.3 Sacred Lands File Search by the Native American Heritage Commission

RECON contacted the Native American Heritage Commission (NAHC) on October 26, 2023, requesting a search of their Sacred Lands File to identify spiritually significant and/or sacred sites or traditional use areas, and to provide a list of local Native American tribes, bands, or individuals who may have concerns about the proposed project. The NAHC responded on November 18, 2023, indicating that their search of the Sacred Lands File was positive. The NAHC suggested contacting the Pechanga Band of Luiseño Indians (Attachment 1).

4.0 Methods

In order to determine if this project will adversely impact significant cultural resources, background research, review of topographic maps and historic aerial photographs, and an on-foot survey were completed. RECON archaeologist Nathaniel Yerka conducted a pedestrian survey of the APE on November 2, 2023. The primary goal of the pedestrian reconnaissance investigation was to survey the project area and determine (1) if there are previously unrecorded cultural resources present, and if so, document the resources' locations and what they consist of, and (2) to update conditions of previously recorded cultural resources.

The project area was inspected for evidence of archaeological materials such as flaked and ground stone tools or fragments, ceramics, milling features, and human remains. The APE was transected in a spacing of no more than 15 meters. Photographs and field notes were taken to document the environmental setting and general conditions. The locations of observed resources were to be recorded using an Apple iPad running ESRI's ArcGIS Collector application paired with a Trimble R1 sub-meter global positioning system (GPS) unit. RECON used Collector for ArcGIS on a GPS enabled tablet containing shapefiles and aerial photography to convey real-time location and aid in navigation of the APE.

A copy of the survey report will also be filed with the EIC.

5.0 Survey Results

One previously unrecorded single-family residence that is over 50 years old was observed within the APE. Urbana Preservation and Planning, LLC completed an evaluation of the on-site building and determined that the residence is not eligible for listing on the California Register of Historical Resources (Attachment 2).

The survey commenced in the northwest corner of the APE and proceeded in north-south transects that translated across the APE from west to east. Perimeter farm fencing comprising a chain-link lower with a barbed wire upper, occupies the eastern, northern, and western APE boundary, where the southern boundary is open (Photographs 1 and 2). An interior dirt road follows the fencing alignment. An inset, double chain-link swing gate, allows access to Zeiders Road. An approximately 160-foot east-west dirt driveway intersects Zeiders Road; the dirt driveway encircles the single-family residence. Ornamental vegetation and landscaping cover were noted in the vicinity of the single-family residence and ancillary structures, and a small stand of ornamental trees were located along the central southern APE boundary. An east-west utility pole alignment occurs along the northern APE boundary. Ground visibility was excellent across the non-built portion of the APE. The remainder of the APE is disturbed fallow agricultural fields that receive periodic discing for weed maintenance. Two generally north-south ephemeral drainages occur within the western portion of the APE; one bisects the APE, the other is located within the western half of the APE. These drainages converge and exit the APE via a north-south reinforced concrete storm drainpipe that creates a culvert under the northern perimeter road. Off-site impacts totaling 2.05 acres are planned to occur within the fully disturbed adjacent Zeiders Road, adjacent Howard Road, and along the adjacent agriculturally disturbed southern APE boundary near the southeast project APE corner (Photographs 3, 4, and 5).



PHOTOGRAPH 1

APE Overview from Northeast Project APE Corner, Looking Southwest



PHOTOGRAPH 2

APE Overview from Northwest Project APE Corner, Looking Southeast



PHOTOGRAPH 3

Overview of Western Project APE Boundary and Off-Site Improvement Area
Along Howard Road, Looking North



PHOTOGRAPH 4

Overview of Southern Project APE Boundary and Off-Site Improvement Area,
Looking West



PHOTOGRAPH 5
Overview of Eastern Project APE Boundary and Off-Site Improvement Area
Along Zeiders Road, Looking North

6.0 Regulatory Framework and Management Recommendations

The project is subject to state and City environmental regulations. The City is the lead for the California Environmental Quality Act (CEQA) guidelines and regulations.

6.1 California Environmental Quality Act

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

According to Section 15064.5 of the CEQA Guidelines, a historical resource includes the following:

1. A resource listed in, or determined to be eligible for listing on, the California Register of Historical Resources.
2. A resource included in the local register.
3. A resource which an agency determines to be historically significant. Generally, a resource shall be considered to be "historically significant," if the resource meets the criteria for listing on the California Register of Historical Places (Public Resources Code Section 5024.1 Title 14 California Code of Regulations, Section 4852) including the following:
 - A. Is associated with events that have made a significant contribution to the broad patterns of California's history or 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 maybe likely to yield, information important to prehistory or history.
4. The fact that a resource is not listed in or determined to be eligible for listing in the California Register of Historical Resources or a local register does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

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

6.2 City of Menifee

Cultural resource regulations can be found in the City of Menifee's Environmental Impact Report for the City of Menifee General Plan. The City of Menifee considers all lands within its corporate boundary to be sensitive for archaeological resources (City of Menifee 2013a:5.5-16).

Archaeological, historical, and cultural resources are protected and integrated into the City's built environment under Goal OSC-5 of the City's EIR and adopted into the City's General Plan.

Policies:

- OSC-5.1: Preserve and protect archaeological and historic resources and cultural sites, places, districts, structures, landforms, objects and native burial sites, traditional cultural landscapes and other features, consistent with state law and any laws, regulations or policies which may be adopted by the city to implement this goal and associated policies.
- OSC-5.2: Work with local schools, organizations, appropriate Native American tribes with ancestral territories located within the city and other agencies to educate the public about the rich archaeological, historic, and cultural resources found in the city.
- OSC-5.3: Preserve sacred sites identified in consultation with the appropriate Native American tribes whose ancestral territories are within the city, such as Native American burial locations, by avoiding activities that would negatively impact the sites, while maintaining the confidentiality of the location and nature of the sacred site.
- OSC-5.4: Establish clear and responsible policies and best practices to identify, evaluate, and protect previously unknown archaeological, historic, and cultural resources, following applicable CEQA and NEPA procedures and in consultation with the appropriate Native American tribes who have ancestral lands within the city.
- OSC-5.5: Develop clear policies regarding the preservation and avoidance of cultural resources located within the city, in consultation with the appropriate Native American tribes who have ancestral lands within the city.
- OSC-5.6: Develop strong government-to-government relationships and consultation protocols with the appropriate Native American tribes with ancestral territories within the city in order to ensure better identification, protection and preservation of cultural resources, while also developing appropriate educational programs, with tribal participation, for Menifee residents (City of Menifee 2013b).

Mitigation measures adopted by the City of Menifee for protection of archaeological, historical, and cultural resources include:

- 5-1 Prior to project approvals, applicants shall provide cultural resource investigations conducted by a qualified archaeologist. The investigation shall include a records search at the Eastern Information Center at the University of California, Riverside, and a field survey for surface archaeological resources. The qualified archaeologist shall conduct monitoring for archaeological resources where required based on the investigation findings. Should any cultural resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director is satisfied that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be evaluated for significance by a professional archaeologist. If significance criteria are met, then the project archaeologist shall be required to perform data recovery, professional identification, radiocarbon dates, and other special studies; submit materials to a museum for permanent curation; and provide a comprehensive final report including catalog with museum numbers. Confidential information shall be restricted to a separate report that will be held by the City of Menifee and forwarded to relevant Native American tribes, but not made publicly available.
- 5-2 In areas of high sensitivity for paleontological resources, each project shall retain a qualified paleontologist to monitoring ground disturbing activity. Should any potentially significant fossil resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director is satisfied that adequate provisions are in place to protect these resources. Unanticipated discoveries shall be evaluated for significance by a professional paleontologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates, and other special studies; submit materials to a museum for permanent curation; and provide a comprehensive final report including catalog with museum numbers to the City of Menifee Community Development Director.
- 5-3 A cultural resources assessment prepared by a qualified archaeologist shall be required for any Specific Plan, or for any project that requires a General Plan amendment. The assessment shall include a records search at the Eastern Information Center at the University of California, Riverside, and a field survey for surface archaeological resources. General findings of the cultural resources assessment, such as presence of resources, shall be incorporated into the CEQA documentation. Detailed information on any cultural resources identified, such as locations and types of resources, shall be documented in a separate confidential report that shall be submitted to the City of Menifee and shall not be available to the public; a copy of the report shall be forwarded to relevant Native American tribes.
- 5-4 Prior to the issuance of grading permits for a project for which the CEQA document defines cultural resource mitigation for potential tribal resources, the project applicant shall contact the relevant Native American tribes to notify them of the grading, excavation, and monitoring program. The applicant shall coordinate with the City of Menifee and the tribal representative(s) to develop a monitoring program that addresses the designation, responsibilities, and participation of tribal monitors during grading, excavation, and ground-

disturbing activities; scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The City of Menifee shall be the final arbiter of the conditions for projects within the City's jurisdiction (City of Menifee 2013a:5.5-18).

6.3 Evaluation of Resources

One previously unrecorded single-family residence that is over 50 years old was observed within the APE. Urbana Preservation and Planning, LLC recorded the residence and evaluated the on-site building to determine if the building qualifies as a historical resource under CEQA provisions. Urbana Preservation and Planning, LLC prepared a Historical Resource Analysis Report and concluded that the building is not eligible for the CRHR (see Attachment 2). No other prehistoric or historic cultural material was observed during the cultural resources survey of the APE.

6.4 Management Recommendations

No significant or potentially significant prehistoric or historic archaeological cultural resources were observed during the survey of the APE. The EIC records search results indicate that no cultural resources have been recorded within the APE. The project area has been disturbed by past agricultural ground-disturbing activities, grading, and periodic discing. Given past disturbances, the possibility of buried intact significant prehistoric or historic cultural resources being present within the project APE is considered low. The NAHC response indicates that their search of the Sacred Lands File was positive and suggests contacting the Pechanga Band of Luiseño Indians. Pending the results of the City's Assembly Bill 52 consultations with local Native American tribes, the project can preliminarily be determined to not adversely affect known archaeological historical resources based upon research procedures completed to date and the cultural resources survey. The existing house over 50 years was evaluated by Urbana Preservation and Planning, LLC as not eligible for the CRHR or City criteria. Therefore, the final determination on CEQA compliance regarding cultural resources, particularly tribal cultural resources, remains outstanding until all research procedures have been completed. Because of the negative cultural resources survey, the ineligibility of the single-family residence as a historical resource, the negative EIC records search results, and noted past ground disturbance within the APE, RECON recommends no further cultural resources work.

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ATTACHMENTS

ATTACHMENT 1

Native American Heritage Commission Correspondence

**NATIVE AMERICAN HERITAGE COMMISSION**

November 18, 2023

Carmen Zepeda-Herman
RECON Environmental, Inc.Via Email to: czepeda@reconenvironmental.com**Re: Zeider Road/10420 Project, Riverside County**

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Pechanga Band of Indians on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological 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. Please contact all of those listed; if they cannot supply information, they may 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 the NAHC. 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: Cody.Campagne@nahc.ca.gov.

Sincerely,

*Cody Campagne*Cody Campagne
Cultural Resources Analyst

Attachment

CHAIRPERSON
Reginald Pagaling
ChumashVICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
NomlakiSECRETARY
Sara Dutschke
MiwokPARLIAMENTARIAN
Wayne Nelson
LuiseñoCOMMISSIONER
Isaac Bojorquez
Ohlone-CostanoanCOMMISSIONER
Stanley Rodriguez
KumeyaayCOMMISSIONER
Laurena Bolden
SerranoCOMMISSIONER
Reid Milanovich
CahuillaCOMMISSIONER
VacantEXECUTIVE 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

**Native American Heritage Commission
Native American Contact List
Riverside County
11/18/2023**

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Agua Caliente Band of Cahuilla Indians	F	Patricia Garcia, Director of Historic Preservation	5401 Dinah Shore Drive Palm Springs, CA, 92264	(760) 699-6907	(760) 699-6919	pagarcia@aguacaliente.net	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	7/20/2023
Augustine Band of Cahuilla Mission Indians	F	Amanda Vance, Chairperson	84-001 Avenue 54 Coachella, CA, 92236	(760) 398-4722	(760) 369-7161	hhaines@augustinetribe.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
Cabazon Band of Mission Indians	F	Doug Welmas, Chairperson	84-245 Indio Springs Parkway Indio, CA, 92203	(760) 342-2593	(760) 347-7880	jstapp@cabazonindians-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
Cahuilla Band of Indians	F	Daniel Salgado, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 972-2568	(951) 763-2808	chairman@cahuilla-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	6/28/2023
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	6/28/2023
Cahuilla Band of Indians	F	BobbyRay Esaprza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	6/28/2023
Los Coyotes Band of Cahuilla and Cupeño Indians	F	Ray Chapparosa, Chairperson	P.O. Box 189 Warner Springs, CA, 92086-0189	(760) 782-0711	(760) 782-0712		Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
Morongo Band of Mission Indians	F	Robert Martin, Chairperson	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110	(951) 755-5177	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Los Angeles,Riverside,San Bernardino,San Diego	
Morongo Band of Mission Indians	F	Ann Brierty, THPO	12700 Pumarra Road Banning, CA, 92220	(951) 755-5259	(951) 572-6004	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Los Angeles,Riverside,San Bernardino,San Diego	
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515	(760) 742-3189	sgaughen@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	3/23/2023
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	3/23/2023
Pechanga Band of Indians	F	Tuba Ebru Ozdil, Pechanga Cultural Analyst	P.O. Box 2183 Temecula, CA, 92593	(951) 770-6313	(951) 695-1778	eozeil@pechanga-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	8/2/2023
Pechanga Band of Indians	F	Steve Bodmer, General Counsel for Pechanga Band of Indians	P.O. Box 1477 Temecula, CA, 92593	(951) 770-6171	(951) 695-1778	sbodmer@pechanga-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	8/2/2023
Quechan Tribe of the Fort Yuma Reservation	F	Jill McCormick, Historic Preservation Officer	P.O. Box 1899 Yuma, AZ, 85366	(928) 261-0254		historicpreservation@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	5/16/2023
Quechan Tribe of the Fort Yuma Reservation	F	Manfred Scott, Acting Chairman - Kw'ts'an Cultural Committee	P.O. Box 1899 Yuma, AZ, 85366	(928) 210-8739		culturalcommittee@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	5/16/2023

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Quechan Tribe of the Fort Yuma Reservation	F	Jordan Joaquin, President, Quechan Tribal Council	P.O.Box 1899 Yuma, AZ, 85366	(760) 919-3600		executivesecretary@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	5/16/2023
Ramona Band of Cahuilla	F	Joseph Hamilton, Chairperson	P.O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	admin@ramona-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
Ramona Band of Cahuilla	F	John Gomez, Environmental Coordinator	P. O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	jgomez@ramona-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	8/16/2016
Rincon Band of Luiseno Indians	F	Denise Turner Walsh, Attorney General	One Government Center Lane Valley Center, CA, 92082	(760) 689-5727		dwalsh@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	7/7/2023
Rincon Band of Luiseno Indians	F	, Cultural Resources Manager/Tribal Historic Preservation Officer	One Government Center Lane Valley Center, CA, 92082	(760) 648-3000		cmadrigal@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	11/3/2023
Rincon Band of Luiseno Indians	F	Joseph Linton, Tribal Council/Culture Committee	One Government Center Lane Valley Center, CA, 92082	(760) 803-3548		jlinton@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Laurie Gonzalez, Tribal Council/Culture Committee	One Government Center Lane Valley Center, CA, 92082	(760) 484-4835		lgonzalez@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Santa Rosa Band of Cahuilla Indians	F	Lovina Redner, Tribal Chair	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	lsaul@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Torres-Martinez Desert Cahuilla Indians	F	Thomas TorteZ, Chairperson	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300	(760) 397-8146	thomas.tortez@tmdci.org	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Alesia Reed, Cultural Committee Chairwoman	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		lisareed990@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Mary Belardo, Cultural Committee Vice Chair	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		belardom@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Gary Resvaloso, TM MLD	P.O. Box 1160 Thermal, CA, 92274	(760) 777-0365		grestmtm@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Abraham Becerra, Cultural Coordinator	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		abecerra@tmdci.org	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Zeider Road/10420 Project, Riverside County.

Record: PROJ-2023-005538
Report Type: List of Tribes
Counties: All
NAHC Group: All

ATTACHMENT 2

Historical Resource Analysis Report (Urbana Preservation and Planning)

Historical Resource Analysis Report

33521 Zeiders Road, Menifee, CA

Prepared For/ Submitted To:

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September 2024

EXECUTIVE SUMMARY

This Historical Resource Analysis Report (HRAR) was prepared by Urbana Preservation & Planning, LLC (Urbana) to evaluate the subject property at 33521 Zeiders Road in Menifee, California for eligibility under the California Register of Historical Resources (CRHR), and to further analyze the potential for impacts to historical resources by the proposed demolition or removal of the existing buildings and structures at the property in order to construct a multi-building commercial complex (Proposed Project). The subject property and Proposed Project site comprise roughly 19.6 acres located on Riverside County Assessor's Parcel Number (APN) 384-150-001.

The subject parcel was originally part of a larger 80-acre land holding, used to grow wheat and for other agricultural uses. The 80-acre property was originally purchased by the Drake family who constructed a farmhouse and barn on the land south of the subject parcel. Two generations of the Drake family owned and worked the land before selling the property to Herk and Betty Bouris. The Bouris family grew wheat on the land and in other areas of the Menifee region for many years, before retiring from the farming business in the early 2000s. The residence at the subject property (APN 384-150-001) was constructed in 1961 by George and Mary Bouris, parents of Herk Bouris. The residence was constructed in the ranch style of architecture with an attached garage. There is a recent detached garage (2005), and two recent sheds on the property (2005, 2018). The property continues to be owned by Betty Bouris.

Urbana has been commissioned to assess whether the property is eligible for designation and listing under the criteria of the CRHR, and to analyze the potential for impacts to historical resources resultant from the Proposed Project.

Report preparers are Alexandria Baker, MCP, and Douglas Kupel, Ph.D., RPA, Senior Historian and Principal Investigator. All Urbana personnel meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Site work and field survey activities were completed in November 2023. Background research and reporting occurred between November and December 2023.

This HRAR was prepared to comply with the requirements of the California Environmental Quality Act (CEQA). As part of this HRAR, the subject property at 33521 Zeiders Road, with one historic-era (over 45 years old) structure and several recent structures, is opined not eligible for designation or listing on the CRHR. Because Urbana's evaluation determined the historic-era building is not eligible for CRHR designation

or listing, the property does not meet the definition of an historical resource per CEQA. Refer to Sections V and VI for additional information.

The following is appended to this HRAR: Historic and current maps, showing the project location, are included in **Appendix A**; Building Records are included in **Appendix B**; Ownership History is included in **Appendix C**; Historic and current views of the property are included in **Appendix D**; Department of Parks and Recreation (DPR) 523 series form is included in **Appendix E**; and preparer qualifications are included in **Appendix F**.

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Appendices

Appendix A – Project Location Maps
Appendix B – Building Records
Appendix C – Ownership History
Appendix D – Historic and Current Views
Appendix E – DPR Forms
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I. INTRODUCTION

This HRAR was prepared by Urbana to evaluate the subject property at 33521 Zeiders Road in Menifee, California for eligibility under the CRHR criteria and to further analyze the potential for impacts to historical resources at the property from the Proposed Project involving removal or demolition of existing buildings and structures and construction of a multi-building commercial complex. The subject property and Proposed Project site comprise roughly 19.6 acres on Riverside County Assessor's Parcel Number (APN) 384-150-001. The property is bound by Zeiders Road (to the east), Howard Way (to the west), and private property to the north and south. The larger setting includes low density residential and agricultural properties, dating to the historic era, and contemporary industrial and commercial properties. Project location maps, historic and current, are included in **Appendix A**.

Methodological Approach and Report Organization

The methodological approach undertaken for this HRAR consisted of three major tasks – contextual and property specific research, a site visit and field survey, and technical analysis. The technical analysis for the subject property is included in this HRAR Section VII Significance Evaluation.

Research

Contextual and property-specific historical research included a review of Riverside County regional newspapers from the California Digital Newspaper Collection at the University of California Riverside and via Genealogy Bank, and Newspapers.com; biographical and genealogical research on the property and past owners and occupants via Ancestry.com; review of maps, aerial imagery and photographs via National Environmental Title Research HistoricAerials.com, UC Santa Barbara FrameFinder, the Barry Lawrence Ruderman Antique Map Collection, the Los Angeles Public Library Digital Photo Collection, the University of Southern California Photo Collection, and Calisphere, as well as building permits and other land records for the subject property obtained from the City of Menifee. Building records are included in **Appendix B**. Ownership and occupancy data is included in **Appendix C**.

Site Visit and Field Survey

Urbana's Alexandria Baker conducted the site visit in November 2023. The purpose of the site visit was to observe and photograph all buildings and structures at the property and the surrounding environs in order to understand and identify the architectural styles and character-defining features present, building alterations

and development patterns associated with the parcel and its environs. Historic and current views of the property are included in **Appendix D**.

Technical Analysis

The purpose of this HRAR is to evaluate the subject property for eligibility under the criteria of the CRHR, and to assist the project applicant and city staff in the decision-making process related to current and future proposed discretionary projects at the 33521 Zeiders Road property. This report was prepared pursuant to CEQA Guidelines. Accordingly, this HRAR includes a discussion of the subject property – its history, the architectural origins and current appearance of the buildings and structures, an evaluation of significance under the eligibility criteria of the CRHR, and a historical resource impacts analysis and regulatory conclusion under CEQA. Department of Parks and Recreation (DPR) 523 series forms, with a CRHR status code assigned, are included in **Appendix E**.

Report preparers are Alexandria Baker, MCP, and Douglas Kupel, Ph.D., RPA, Senior Historian and Principal Investigator. All Urbana personnel meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Personnel resumes are included in **Appendix F**.

II. PROPOSED PROJECT DESCRIPTION

The Proposed Project is identified as a commercial project, located at 33521 Zeiders Road (APN: 384-150-001). The project area is located on approximately 19.6 acres south of Scott Road, west of Zeiders Road, north of Keller Road and east of Howard Way on Riverside County Assessor's Parcel Number (APN) 384-150-001.

Pemcor Properties, Inc. has proposed development of a multi-building commercial complex, located at 33521 Zeiders Road. The complex design consists of 11 one-story buildings with mezzanines totaling approximately 330,000 square feet (approximately 300,000-square-foot total building footprint) on 19.51 acres. The project also includes 2.05 acres of off-site road improvements. The proposed commercial/industrial uses include primarily light manufacturing and manufacturing, assembly, ancillary storage, and distribution and showroom. As part of the preliminary grading design, bioretention basins and underground detention vaults were incorporated in the project. Landscaping meeting the City's landscape and water-efficiency requirements is also proposed throughout the project area. Construction is expected to take approximately 18 months to complete.

Maps delineating the study area and Proposed Project location are included as Figures 1 and 2 on the following page.

Figure 1. Study Area

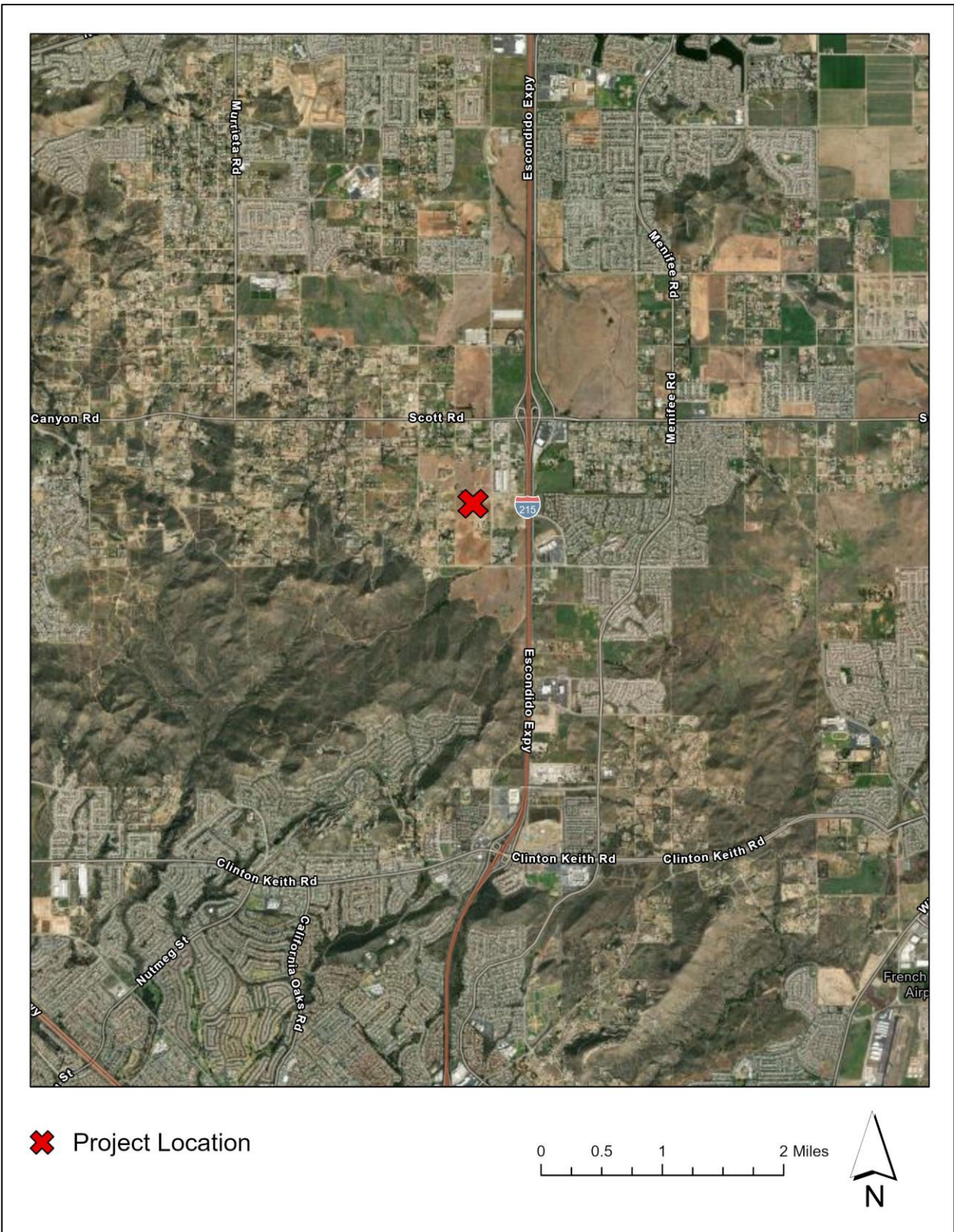


Figure 2. Proposed Project Location



III. PRESERVATION PLANNING REGULATORY FRAMEWORK

Following is an overview of the historic preservation regulatory framework and eligibility criteria relative to future actions proposed within the Proposed Project boundaries.

California Environmental Quality Act (CEQA) & Historical Resources

Pursuant to the CEQA PRC § 21084.1, any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. PRC § 5020.1(q) defines a “substantial adverse change” as demolition, destruction, relocation, or alteration such that the significance of the historical resource would be materially impaired.

Historical resources are defined as “a resource listed or eligible for listing on the California Register of Historical Resources” (CRHR) (Public Resources Code, Section 5024.1; 14 CCR 15064.5). Under CEQA Guidelines Section 15064.5(a), the term “historical resources” includes the following:

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resources Code, Section 5024.1). This is regarded as a “Mandatory Resource”.
- 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 a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, will 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. This is regarded as a “Presumptive Resource”.
- 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 a historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. This is regarded as a “Discretionary Resource”. 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 (Public Resources Code Section 5024.1) including the following:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 2. Is associated with the lives of persons important in California's past;
 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 4. Has yielded, or may be likely to yield, information important in prehistory or history.
- The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1, 14 CCR § 4850).

The California Register statute (PRC Section 5024.1) and regulations (14 CCR Section 4850 et seq.) require that at the time a local jurisdiction nominates an historic resources survey for listing in the California Register, the survey must be updated if it is more than five years old. This is to ensure that a nominated survey is as accurate as possible at the time it is listed in the California Register. However, this does not mean that resources identified in a survey that is more than five years old need not be considered "historical resources" for purposes of CEQA. Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the California Register.¹

Integrity and the California Register of Historical Resources

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for

listing in the CRHR must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if it maintains the potential to yield significant scientific or historical information or specific data.

IV. HISTORICAL OVERVIEW

The subject property is in the City of Menifee, California, in Riverside County. The property was examined for historical eligibility under the themes of city history, the Bouris family history, and ranch style architecture.

City of Menifee

The area that would become Menifee was originally inhabited by the Luiseno Indian tribes, before coming under Spanish control in the 1700s. The first Spanish Mission in California was founded in 1769; Spanish activities continued through the 1700s, though their activities were largely confined to the coastal regions. No Europeans were known to have settled in the vicinity of the project area until the beginning of the 19th century. The region, set inland from the coastal regions, was nominally under control of Mission San Luis Rey, but was little influenced by Spanish/Mexican colonization activities. In the 1830s, after the secularization of the mission system, the Mexican government issued several large land grants in what is now southwestern Riverside County. The Menifee area was not included in any of the land grants and remained public land when California was annexed by the United States in 1848.²

The region that would become Menifee was first settled by miners in search of gold. Luther Menifee Wilson was identified as the first miner in the area. He emigrated from Kentucky in 1880, and staked his first mining claim in what is now Menifee. In the following years, he staked several more claims throughout the region. His major claim was the Menifee Quartz Lode, in the area of Murrietta and Holland Roads, where he discovered a significant quartz lode. Menifee Valley and the town of Menifee would later derive its name from this mining operation.

The prospect of gold brought many miners to the region. Mine shafts were dug throughout the area, though none of the miners were especially successful. Samuel Walker was another mining hopeful who moved to Menifee in 1885. He prospected with his sons around the valley. David Wickerd came to Menifee in 1910, and settled near Tucker and Scott Roads. He discovered a vein of silica on his property. The most successful mining operation in Menifee was on the Wright property. Edward and Christine Wright moved to Menifee from Los Angeles in 1932 and established a quarry on their property which operated until 1977. With the arrival of more miners and settlers in the region, the surrounding area became known as the Menifee Valley. The Menifee Mining District was organized in the 1880s.³

The first Menifee Valley school was opened as settlers arrived prior to 1890. It was a simple one-story wood building built for the children of the early settlers. A larger Menifee School was built in 1890. The school was more modern with two rooms, constructed on Garbani Road. It operated until 1952, and stood until 1971 when it was destroyed in a fire. The Antelope School opened in 1913 at the southwest corner of Scott and Antelope Roads. It operated until 1952 when the school system was unified, and Antelope School merged with Menifee School.⁴

By the time Riverside County was established in 1893, an agriculture economy had begun in the Menifee region. Farming was one of the major industries in the region for much of the area's early history, with most of Menifee's early families being involved in farming. The first farming family was headed by William and Callie Kirkpatrick, who came to Menifee from Tennessee in 1882. The family had nine children. They grew wheat on a large ranch located near Antelope and Newport Roads. William Newport was the second farmer to settle in the area. He purchased 2,000 acres of land in 1885, near Newport and Murrieta Road. He farmed wheat and raised Berkshire hogs for over 40 years. Newport was one of the major employers in the valley, and frequently hosted social events at his Menifee ranch.

Hans Christensen was another early farmer in Menifee. Christensen married Rosetta Holland in 1892. They established a farm on the land around what is now Holland and Antelope Roads. Their son, Hans Christensen Jr. married Zora McGrath, and the couple had four children. Hans Jr. and his sons formed Christensen Farms. They grew wheat and barley in the Menifee Valley for decades, until Christensen Farms closed their business in 1998.⁵

The Bouris brothers, George, Sam, and Ted, settled in Menifee in 1922, and purchased 640 acres off of Keller Road. The brothers grew wheat, grapes, fruit trees, walnuts, and olives, and sold their produce in grocery stores in Lake Elsinore. George's son, Hercules (Herk), and Sam's son, Peter, continued the farming business. Herk Bouris primarily grew wheat; he was later involved with the sugar beet industry. Peter Bouris and Herk's son, Mike, later partnered to grow winter wheat. Their wheat was sold around the world.⁶

The Menifee Valley remained a farming and mining community through most of the 20th century. The area that would become the city of Menifee would remain largely rural until the mid-1960s. Early development of the City of Menifee began with Sun City. In the early 1960s, Sun City was envisioned as an active retirement community, designed by Del Webb, a major building contractor from Phoenix, Arizona. Sun City is centrally

located within what would become the City of Menifee, developed with a mix of residential and commercial activity.

In 1989, the Menifee area developed further with the construction of the master-planned community of Menifee Lakes. The area grew quickly in the late 1980s and into the 1990s. Other residential and commercial properties were subsequently developed in the Menifee region, including Quail Valley, a semi-rural residential community in the northwestern section of the city, and Romoland, a residential and commercial community located in the northeastern section of the city.

In 2008, residents voted to incorporate Menifee as Riverside County's 26th city. The new city, established on October 1, 2008, includes the communities of Menifee, Menifee Lakes, Sun City, Quail Valley, and portions of Romoland.⁷ A lack of commercial and employment opportunities in the Menifee area previously necessitated that residents drive to the nearby cities of Temecula and Murrieta to shop, dine, and work. However, in recent years, there has been substantial growth in Menifee with a large amount of residential and commercial construction in the area.⁸

Today, the City of Menifee is located in southwestern Riverside County and encompasses approximately 50 square miles with a population of approximately 91,902 people. In the 1940s, many of the City's local roads were named after the area's early settlers. Interstate 215 cuts through the center of Menifee with the area's commercial area located along Newport, Bradley, and McCall Roads.⁹

Bouris Family

The Bouris family was one of the earliest families to settle in the Menifee Valley region. In 1905, George Bouris immigrated from Kalavrita, Greece to Boston, Massachusetts at age 14 in search of work. George Bouris found employment working as a laborer on the railroads. In 1906, he traveled his way to San Francisco where he was employed as a laborer, working to rebuild the city after the 1906 earthquake. He later moved to Los Angeles; at this point, he sent for his brothers Ted and Sam to join him in the United States.

In the early 1920s, George Bouris owned a three-story billiards hall in Santa Barbara. He married Mary, also from Greece, in 1922. However, the family sought to return to a country life, similar to the one they had known in Greece. In 1922, George purchased 640 acres of land in Menifee Valley. The property was purchased for \$6,000 at the southwest corner of Antelope and Keller Road. The three Bouris brothers settled

in the area and began farming the land. Ted opened a store in Lake Elsinore to market the produce from their farm. The Bouris land was comprised of approximately 30 acres of peach trees, 30 acres of walnuts, 20 acres of figs, 100 acres of vineyards and wine grapes, 10 acres of orange trees and truck crops of melons, green beans, and tomatoes. The farm also had dairy cows, pigs, sheep, and chickens for the family's use.

George and Mary Bouris raised their two children, Poula and Hercules, on the Bouris Brothers Ranch on Antelope Road. Poula married and moved to Los Angeles. Hercules (Herk) married Betty in 1950, purchasing the old Drake property on Zeiders Road in 1951. In 1951, there were only approximately 100 people living in Menifee and few houses available for purchase. Herk and Betty Bouris farmed approximately 14,000 acres of wheat, including the subject property and leasing land from Del Webb, a prominent real estate developer. Herk continued farming in Menifee Valley. The couple had two children, Michael and Mary. Michael would continue farming with his father in Menifee. They stopped farming the Zeider Road property in 2007 but continue to till the land to keep down weeds. Herk passed away in 2004. Michael passed away in 2012.¹⁰

Sam Bouris married Maria in Greece in 1954. Maria traveled to Menifee Valley in 1955, joining her husband. Their son Peter was born in 1957. The couple lived at the Bouis Brothers Ranch on Antelope Road until the property was sold in 1961. The family moved to a home on Highway 395. Sam passed away in 1964. In 1982, Peter became a partner in the Bouris Ranch and continued with the operation until he retired in 2005. Peter and his wife Henny have two daughters.

Ted would later become the sole owner of the Lake Elsinore produce store, the Alpha Beta Store. He operated it with his wife, Anastasia, and children until selling and retiring in 1951. The Bouris family continued the farming business in Menifee until the late 2000s. They continued farming, growing winter wheat in the Menifee Valley. Their products were widely sold, including to countries around the world. Today, the Bouris family is no longer in the farming business, though the family continues to have a presence in the area.¹¹

Ranch Style Architecture

The Ranch style residence at 33521 Zeiders Road was originally constructed in 1961 by George and Mary Bouris. The Ranch style of architecture originated in the mid-1930s in southern California. Its simple form made it relatively cheap to construct, and it was one of the styles permitted to be built under FHA financing guidelines. Into the 1950s, Ranch style homes represented sheltered privacy and a sense of security from the happenings of the Cold War, when Civil Defense needs stressed strength of the family and home as

strength of the country. Throughout the United States, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s.

After World War II, the style began to gain popularity. It was the most popular style of architecture in the 1950s and 1960s. The style was often found in large, mass constructed subdivisions. Ranch house suburbs were common across the country, especially in areas that saw a housing boom post-war. The style was especially popular in the southern, Sunbelt region, where relatively cheap land prices allowed for the sprawling style to be built. The increased use of automobiles after World War II facilitated the widespread construction of the ranch style house. Mass constructed ranch style suburbs were constructed on large swaths of undeveloped land – away from the cities. Cars made it possible for people to travel from the city to their homes in the suburbs.

The style was loosely based on early Spanish Colonial ranch houses in the American Southwest. The ranch style that came about in the mid-century was advertised as part of a casual family-oriented lifestyle for postwar families. It was more accessible to most Americans than other modern styles seen at the time. The style met the demand for housing that reflected the latest architectural aesthetic, stylistic details, and materials, including interior courtyards, aluminum framed windows, sliding glass doors, flat roofs, and masonry screen walls, while remaining affordable. The Ranch style home was typically built with a broad, one-story shape, built low to the ground, with a low-pitched roof. The front entry is typically off-center and sheltered under the main roof of the house. The garage is typically attached, elongating the building's form. They typically have a large picture window and an asymmetrical façade.¹²

The 33521 Zeiders Road property features several character-defining features of the Ranch style of architecture including horizontal massing with attached garage, a low-pitched roof, stucco siding, asymmetrical façade, aluminum windows (all but one window have been replaced), different wall cladding, and windows of different sizes.

Identifying-exterior features of Ranch style residential buildings are listed below:

- Broad, one-story horizontal massing
- Built low to the ground
- Asymmetrical façade
- Off-center front door
- Low-pitched roof without dormers

- Moderate to wide roof overhang
- Large picture windows
- Multiple window shapes and sizes
- Integrated “slants”
- Different wall-cladding materials
- Garage attached to main façade
- One of four general subtypes that are based on roof form
 - Hipped roof
 - Cross-hipped roof
 - Side-gable roof
 - Cross-gable roof

V. PROPERTY HISTORY

The subject property is located between Zeiders Road and Howard Way, and is approximately 19.6 acres. Much of the property is comprised of farmland with a one-story ranch style residence and garage located west of Zeiders Road.

Ownership and Occupancy History

Property ownership and occupancy was established through historical research and City of Menifee permit records. The 33521 Zeiders Road residence was originally constructed in 1961 by George and Mary Bouris. The property was originally part of a larger ranch property owned by the Drake family that was purchased by Herk and Betty Bouris in 1951. The original Drake property was approximately 80 acres between Howard Way to the west, Zeiders Road to the east, Keller Road to the south, and the Zeider family property to the north. The Drake family originally came to California in 1887. Joseph and Harriett Drake, along with their four children, traveled from Pennsylvania, stopping in Elsinore, California. The family purchased the 80 acres of farmland on Zeiders Road from George Everitt. The Drake family constructed a home and a large barn on the property by 1888 and began growing wheat. The Drake family home is located on what is now APN 384-150-006 (33751 Zeiders Rd.). The subject property was part of the property's farmland, north of the home and barn. By 1906, Joseph Drake had passed away, and Harriett passed the title for the property on to their son Lou. In 1914, Lou married Lizzie Weldon who came to Menifee from Pennsylvania. After an injury forced Lou to give up wheat farming, the couple began raising chickens and selling eggs commercially. Lou passed away in 1947.¹³

Herk and Betty Bouris purchased the approximately 80-acre Drake Ranch in 1951. Herk Bouris was born in 1928 and spent his life in the Menifee area; the Bouris family originally came to Menifee in 1922 and worked in agriculture. Herk and Betty wanted to live in Menifee and be farmers after they married. Mrs. Drake offered to sell her property to the couple, and they began farming the land. Herk and Betty occupied the Drake residence for many years, raising their children at the property and farming wheat.

Herk Bouris graduated from Perris High School before serving 18 months in Okinawa at the end of World War II. Herk and Betty Bouris married in 1950 and had two children, Mary Jane Carey and Mike Bouris. Herk Bouris was a self-employed wheat farmer for over 55 years. In 1961, George and Mary Bouris, parents of Herk Bouris, constructed the ranch style residence 33521 Zeiders Rd. that would become the subject property. This home was built on the approximately 80-acre Drake/Bouris property; Herk and Betty

continued to occupy the original Drake ranch home, located south of the subject parcel. Betty still lives at 33751 Zeiders Road residence.¹⁴

The former Drake property was subdivided in 1978 when Mike Bouris, son of Betty and Herk, planned a new residence at 33801 Zeiders Road residence. It was completed in 1979. Betty's daughter-in-law, Elese, still lives there as of 2024. Mary Bouris lived at the subject property at 33521 Zeiders Rd. for 30 years, until 1991. Husband George died in 1966 and Mary died in 1997. Since 1991, the residence at 33521 Zeiders Rd. has been rented out, previously to employees of the Bouris farm and currently on a month-to-month basis. The property is still owned by Betty Bouris and is being rented to an electrician.¹⁵

Between 1961 and 1973, Herk Bouris farmed in partnership with Louis Krubsack and Chester Morrison. From 1973 to 2004, Herk Bouris farmed in partnership with his son Mike and his nephew, Peter Bouris. Herk Bouris was active on the California Sugarbeet Growers Board and the California Agricultural Stabilization and Conservation Service (ASCS) Committee. He served on the Menifee School Board for eight years and the Heritage Village Board at the Farmers Fair in Perris. Bouris spent time restoring antique tractors and equipment, and exhibited them at fairs in Tulare, Vista, and Perris. Betty Bouris was Chairman of the Commission of Missions in 1965. In 1975, Herk Bouris was elected as one of the nine directors-at-large of the California Beet Growers Association.¹⁶

Daughter Mary attended San Diego State University. Son Michael attended Polytechnic State University in San Luis Obispo.¹⁷ Michael was an agriculture engineering major.¹⁸ After graduating college, Michael (Mike) returned to the Perris Valley to continue farming with his father Herk Bouris.

In 1976, the Bouris Ranch was farming 8,000 acres, comprised from several discontinuous land parcels throughout the area. They primarily grew wheat and barley. The father and son began working together in 1973, with Mike taking over most of the operations by 1976.¹⁹ In 1978, Herk Bouris was a member of the Perris Valley General Plan Steering Committee, with Betty Bouris an alternate member.²⁰

Betty Bouris was involved with the Menifee Lakes Country Club and their fundraising events.²¹ Betty Bouris served on the Local Agency Formation Commission for four years, between 1993 to 1997. The commission determines boundaries for cities and special districts.²² From 1997 to 1998, Betty Bouris was chair of the Menifee Valley Municipal Advisor Council (MAC). During the 1998 to 1999 term, she served as secretary. As chairman of the MAC in 1998, Bouris reported that the MAC did not support the Community Economic

Development Council's (CEDCO) plan for annexation. The CEDCO had voted to support annexation of three large development projects, as well as parts of the unincorporated communities of Romoland and Homeland.²³ Betty continues to be involved with the Menifee Historical Association.

Herk Bouris passed away in 2004; his legacy in the area was honored in 2012 when a new elementary school was named after him. Michael Bouris passed away in 2012. Betty continues to reside in Menifee. The remaining original property has been split into four unequal sized parcels. Betty Bouris listed as the property owner of the subject property, her daughter and granddaughters listed as the owners of two of the parcels, and her daughter-in-law listed as the owner of the fourth.²⁴

Ownership table is included below and in **Appendix C**.

Map of the original Drake/Bouris property is included on the following pages.

Table 1. 33521 Zeiders Road Ownership History Table

Date	Owner	Source
1887-1906	Joesph and Harriett Drake	Bill Zimmerman, "The Drake Family Came by Train from Pennsylvania," <i>They Made Their Way to Menifee</i> , Menifee Valley Historical Association
1906-1947	Lou and Lizzie Drake	Bill Zimmerman, "The Drake Family Came by Train from Pennsylvania," <i>They Made Their Way to Menifee</i> , Menifee Valley Historical Association
1947-1951	Lizzie Drake	Bill Zimmerman, "The Drake Family Came by Train from Pennsylvania," <i>They Made Their Way to Menifee</i> , Menifee Valley Historical Association
1951-2004	Hercules and Betty Bouris * Larger property subdivided into four parcels in 1978.	<i>The Los Angeles Times</i> , 26 September 2004, pg. 28 "The Drake Family Came by Train from Pennsylvania," <i>They Made Their Way to Menifee</i> , Menifee Valley Historical Association
2004-Present	Betty Bouris	<i>The Los Angeles Times</i> , 26 September 2004, pg. 28 Riverside County Assessors Data, Parley Parcels

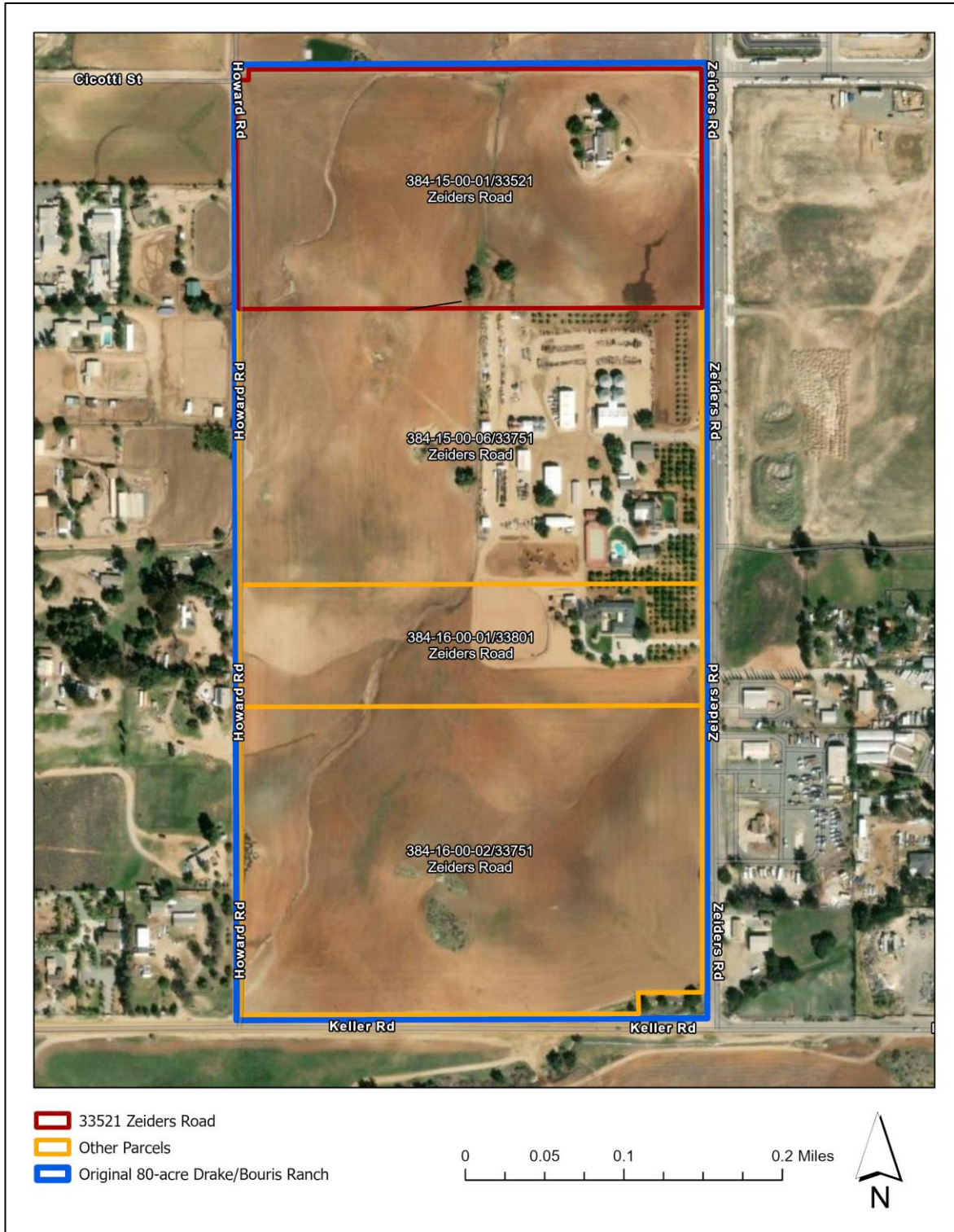


Figure 3. Map of the original Drake/Bouris property. The original 80-acres of farmland was subdivided into four parcels in 1978. The subject property, 33521 Zeiders Road, is the northern most of the four subdivided properties.

Historic Property Appearance

There is one historic-era (more than 45-years old) structure on the subject property: a one-story single-family home constructed in the ranch style of architecture, built in 1961. The architect and builder of the residence could not be identified. Historic permits for the property were not available through the City of Menifee or Riverside County; the only provided documents were for projects not yet completed. Changes to the property were identified based on historic aerial images and in-person observations.

The residence was constructed in 1961 on previously undeveloped farmland that was part of the larger Bouris land that extended between Howard Way to the west, Zeiders Road to the east, Keller Road to the south, and the Zeiders' family property to the north. The residence was constructed as a one-story home with a rectangular plan. The property retains this historic form. Aerial images show that there have not been any additions to the residence.

Between 1967 and 1978, a covered walkway was added to the rear of the residence. This walkway cover extends approximately four feet towards the rear of the property. It extends from the roofline and is supported by decorative metal posts. The covered walkway is above a concrete walkway/patio that extends across most of the rear elevation.

It appears that most of the windows at the residence have been replaced in the modern era. There is one aluminum frame window at south elevation; this is likely an original window. The rest of the windows (five at the east elevation, four at the west, and two at the north elevation) are modern-era horizontal sliding vinyl windows.

The detached garage located to the southwest of the residence is not original. Based on historic aerials of the property, the detached garage was constructed in 2005. The garage was constructed to be complementary to the main residence with stucco siding and a side gable roof. Non-permanent sheds north of the residence were installed in 2005, and another in 2018, according to historic aerials.

It does not appear that there have been any other substantial changes to the property. The rest of the property consists of farmland that has not changed. There are two streams that pass through the property, but it appears that they are currently dry and no longer visible. While the property was originally part of the larger 80-acre property; the property has since been divided into four separate parcels.

Historic aerials of the property and a map showing changes to the residence are included in the following pages. Historic photographs of the residence were not available. Permit history was requested through the City of Menifee and Riverside County; historic permits were not available.





Figure 5. 1967 Aerial Image.

Source: *Historic Aerials.com*.



Figure 6. 1978 Aerial Image.

Source: *Historic Aerials.com*.



Figure 7. 1985 Aerial Image.

Source: *Historic Aerials.com*.



Figure 8. 1996 Aerial Image.

Source: *Historic Aerials.com*.



Figure 9. 2002 Aerial Image.
Source: *Historic Aerials.com*.

VI. ARCHITECTURAL OVERVIEW

Architectural Description

The subject property consists of approximately 19.6 acres on APN 384-15-00-01. The property is located west of Zeiders Road, and consists of a one-story single-family residence with attached garage, a detached garage, and two small sheds, surrounded by farmland. The surrounding area is comprised of a mix of farmland, low-density residential, warehouses, and some commercial.

The residence was constructed in 1961 in the Ranch architectural style. The subject parcel was originally part of a larger property located to the south. The home has a rectangular plan with an attached garage and a second detached garage. The residence has a gable over hip roof with a moderate pitch, slightly lower above the garage. The roof has a moderate overhang, clad in shingles. The exterior of the residence is clad in stucco with a small portion of the front (east) elevation clad in vertical board siding.

The front (east) elevation features a single door front entrance with a small concrete stoop. Attached to the side of the stoop and extending into the roofline, adjacent to the front door, is a small, decorative wood partition wall. The front elevation has a two-car garage door, set back from the main building mass. At the front elevation there are three large horizontal sliding vinyl windows, one small horizontal sliding vinyl window, and one medium horizontal sliding vinyl window. Half of the front elevation features green vertical board siding at the top half of the exterior wall.

The south elevation features an aluminum frame horizontal sliding window. There is a box air conditioning unit inserted in the window opening, with the upper portion covered with wood board. There is a vent at the roof's gable peak.

The rear (west) elevation features a flat roof overhang that creates a covered walkway along the elevation. The walkway is comprised of concrete squares, and is supported by decorative metal posts. There are three doors at the rear elevation; one single exterior door, a sliding glass door, and a single door that accesses the garage. At the rear elevation there are two medium horizontal sliding vinyl windows, one large horizontal sliding vinyl window, and one small horizontal sliding vinyl window.

At the north elevation there are two medium horizontal sliding vinyl windows. There is a large metal electrical box. There is a vent at the roof's gable peak.

The detached garage is located south of the home. It features a side gable roof clad in shingles, with a two-car metal roll up door. The exterior is clad in stucco to match the main residence. The garage door is at the east elevation. At the north elevation of the detached garage, there is a side entrance door. There are no windows or doors at the south or west elevations of the detached garage.

There is a concrete walkway from the driveway to the front door, along the rear elevation, and along the north and east elevations of the garage. There is a dirt driveway leading from Zeiders Road to the residence. The backyard of the home is surrounded by a chain-link fence. There are two small, non-permanent, contemporary-era sheds north of the residence. There is moderate landscaping and vegetation surrounding the home. The surrounding property is undeveloped farmland.

Maps of the subject property are included in **Appendix A**. Current views of the property are included in **Appendix D**.

VII. SIGNIFICANCE EVALUATION & REGULATORY CONCLUSIONS

Historical Resource Status

Urbana has been commissioned to provide an evaluation of the subject property to assess whether the property is eligible for designation and listing under the criteria of the CRHR, and to analyze the potential for impacts to historical resources resultant from the Proposed Project. Analysis under the CRHR criteria is included below.

DPR forms prepared for the property are included in **Appendix E**. Urbana assigned a CRHR status code of 6Z to the property.

CRHR Criterion 1: 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 United States.

CRHR Criterion 1 relates to the property's association with events that have made significant contributions to local, state or national history. The subject property was originally part of a larger 80-acre agricultural property that spanned between Zeiders Road to the east, Howard Way to the west, Keller Road to the south and the Zeider property to the north. The property was initially developed as an agricultural ranch circa 1887, primarily used to grow wheat. The property continued to be farmed until, approximately, the early 2000s. The original 80-acre property has since been divided into four unequal sized parcels, with the subject property being the northern most.

The subject property is most closely related to the agricultural history of Menifee Valley. The first industry in the area was mining. However, agriculture followed soon after. By 1893, an agriculture economy had begun in the Menifee region. It quickly became one of the major industries in the area's early history. Most of Menifee's early families were involved in farming. The Kirkpatrick family, identified as the first farming family, came to Menifee from Tennessee in 1882. Other farming families soon followed, including the Newport family in 1885, the Christensen family circa 1892, and the Bouris family in 1922. Wheat was the most common crop grown in the early agricultural era of Menifee. The Menifee Valley remained a farming and mining community throughout most of the 20th century. The area would remain largely rural until the mid-1960s. In the early 1960s, the area began to undergo rapid development with the construction of commercial and residential properties.

While the larger 80-acre land may be notable as one of the earliest ranches in the Menifee Valley region, the subject property on its own does not convey this significance. The subject property as it currently exists does not adequately represent the agricultural history of Menifee. In addition to having been subdivided, the property does not include features, such as barns or silos, that would convey an agricultural use. When the property was used as an active ranch property, the main farmhouse and barn structures were located further south, on the non-evaluated, adjacent parcels. Further, the 1961 single family residence of George and Mary Bouris, located on the subject property, does not convey the agricultural history of the Menifee area. George and Mary Bouris occupied the residence after retirement from their own farming operations. By 1961, the economy in the area was shifting from mainly agricultural to a larger variety of industries. In the early 1960s, the Menifee area began to develop quickly with the construction of Sun City, a master planned retirement community with a mix of residential and commercial activity, that would become the City of Menifee. The residence was not constructed during, nor is it strongly associated, with the early agricultural period of Menifee history. For this reason, the property is not considered eligible under CRHR Criterion 1.

CRHR Criterion 2: Associated with the lives of persons important to local, California, or national history.

CRHR Criterion 2 relates to association with the lives of persons or groups significant in local, state, or national history. The Menifee area was settled by miners and farmers that came to the area in search of opportunities. The original mining and farming families that settled the area are important to Menifee's history. This larger property was owned by the Drake family who purchased the land in 1887 and built a barn and ranch house by 1888. The family farmed wheat on the property until the mid-1900s. In 1951, Hercules and Betty Bouris purchased the property and once again grew wheat on the land. The property continued to be farmed for wheat by the Bouris family until, approximately, the early 2000s. The original 80-acre property has since been divided into four unequal sized parcels, with the subject property being the northern most.

The subject property is most closely related to Hercules (Herk) and Betty Bouris. Herk Bouris spent his life in Menifee; he was part of the Bouris family that originally settled in the Menifee Valley in 1922. The Bouris family continued to farm in the Menifee area into the early 2000s. Herk Bouris' legacy was recognized in 2012 when an elementary school in Lake Elsinore was named after him. Mike Bouris continued the Bouris family legacy of farming in the Menifee area. Herk, Betty, and Mike were all important to the agricultural history of Menifee.

Herk and Betty Bouris purchased the original 80-acre property in 1951, and constructed the single-family residence on the subject property in 1961. However, the subject property currently being evaluated is only a fraction of the original 80-acre Drake/Bouris ranch. The 1961-era residence is not the main residence used by Hercules and Betty Bouris. Research indicates that the 33751 Zeiders Road property to the south was the family's primary residence, rather than the 33521 Zeider Road subject property. The 33521 Zeiders Road property was the home of Herk's parents, George and Mary Bouris, and was not the center of the farming operation. As the family's influence is more closely associated with a different property, the 33521 Zeiders Road property would not be considered significant for association with the Bouris family. The subject property is not considered eligible under CRHR Criterion 2.

CRHR Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.

CRHR Criterion 3 is related to the architecture and architect of the subject property. The subject property includes one historic-era building, the single-family residence off of Zeiders Road. The residence at 33521 Zeiders Road was constructed in 1961 in the ranch style of architecture. The architect of the residence could not be identified. The residence is a simple example of a ranch style residence. It exhibits several character defining features of the ranch style of architecture including a broad, horizontal mass, a moderate-pitch side gable-over-hip roof, an asymmetrical façade, an attached garage, and stucco siding. However, it would not be considered an exemplary example of the style. Further, the installation of vinyl windows have altered the appearance of the home. As such, the property is not eligible under CRHR Criterion 3.

CRHR Criterion 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.

Research and analysis of the property has not yielded, nor does it appear to have the potential to yield further information important in prehistory or history. The property is not eligible under CRHR Criterion 4.

Integrity

Evaluation of integrity must always be grounded in an understanding of a property's physical features and how they relate to historic significance. To retain historic integrity, a property will possess several, and usually most, of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a property is eligible for inclusion on the CRHR Register because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability of a resource to convey its significance. Only after the historic significance

of a resource is fully established can the issue of integrity be addressed. Urbana has found the 33521 Zeiders Road property not individually eligible for designation and is not eligible under any criteria. Further integrity analysis of the subject property is not merited.

Regulatory Conclusions

In its current appearance and configuration, the 33521 Zeiders Road property has not been found eligible under any of the criteria of the CRHR. Accordingly, based on Urbana's evaluation, the property does not meet the definition of an historic resource pursuant to the CEQA Guidelines. Because the property has been found ineligible for designation, the Proposed Project would not result in a significant impact to a historical resource.

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APPENDIX A

PROJECT LOCATION MAPS



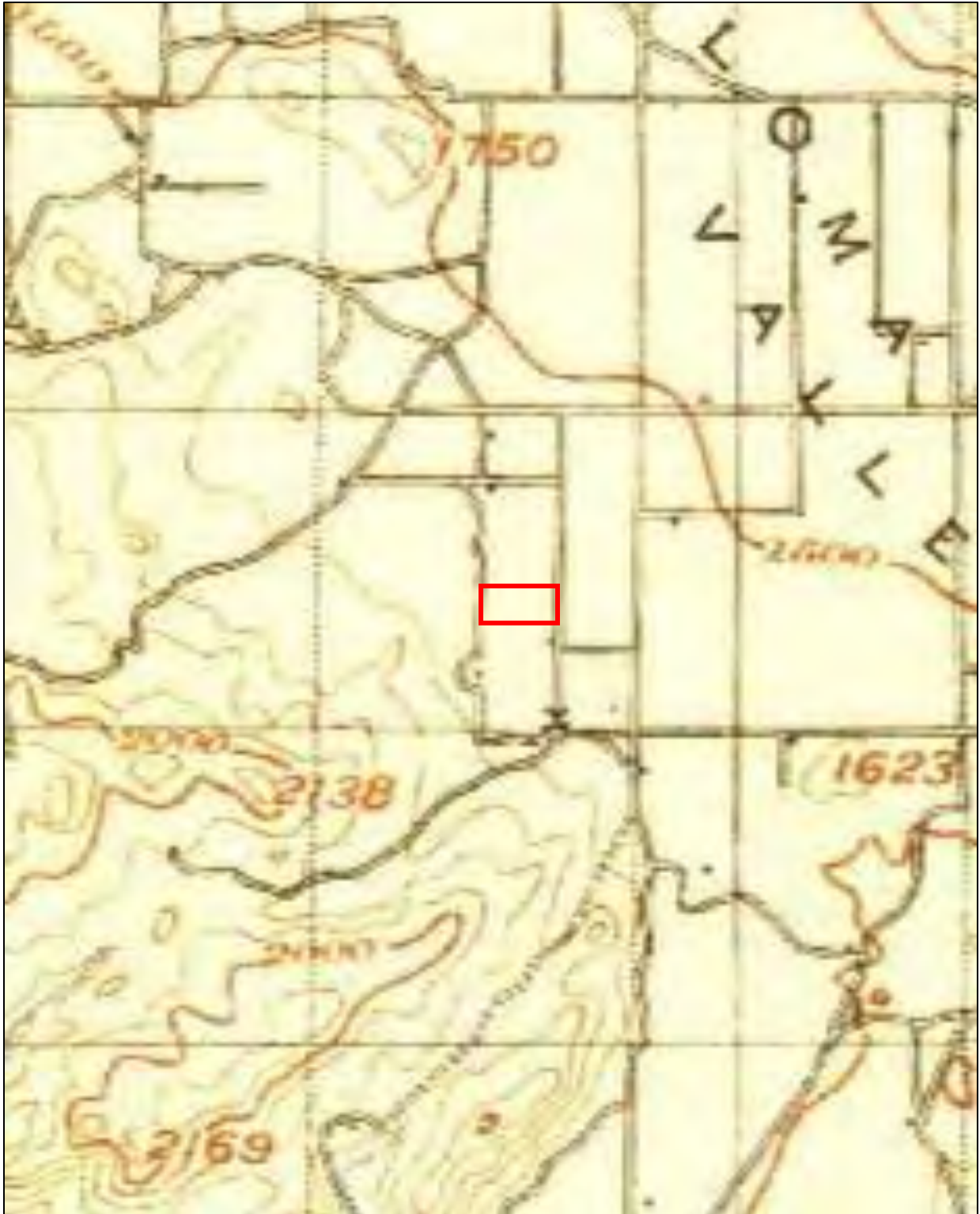
The above map shows the boundary of the 33521 Zeiders Road property (in red). The property is set between Zeiders Road and Howard Road. There is one historic-era residence on the property, with three non-historic ancillary structures.



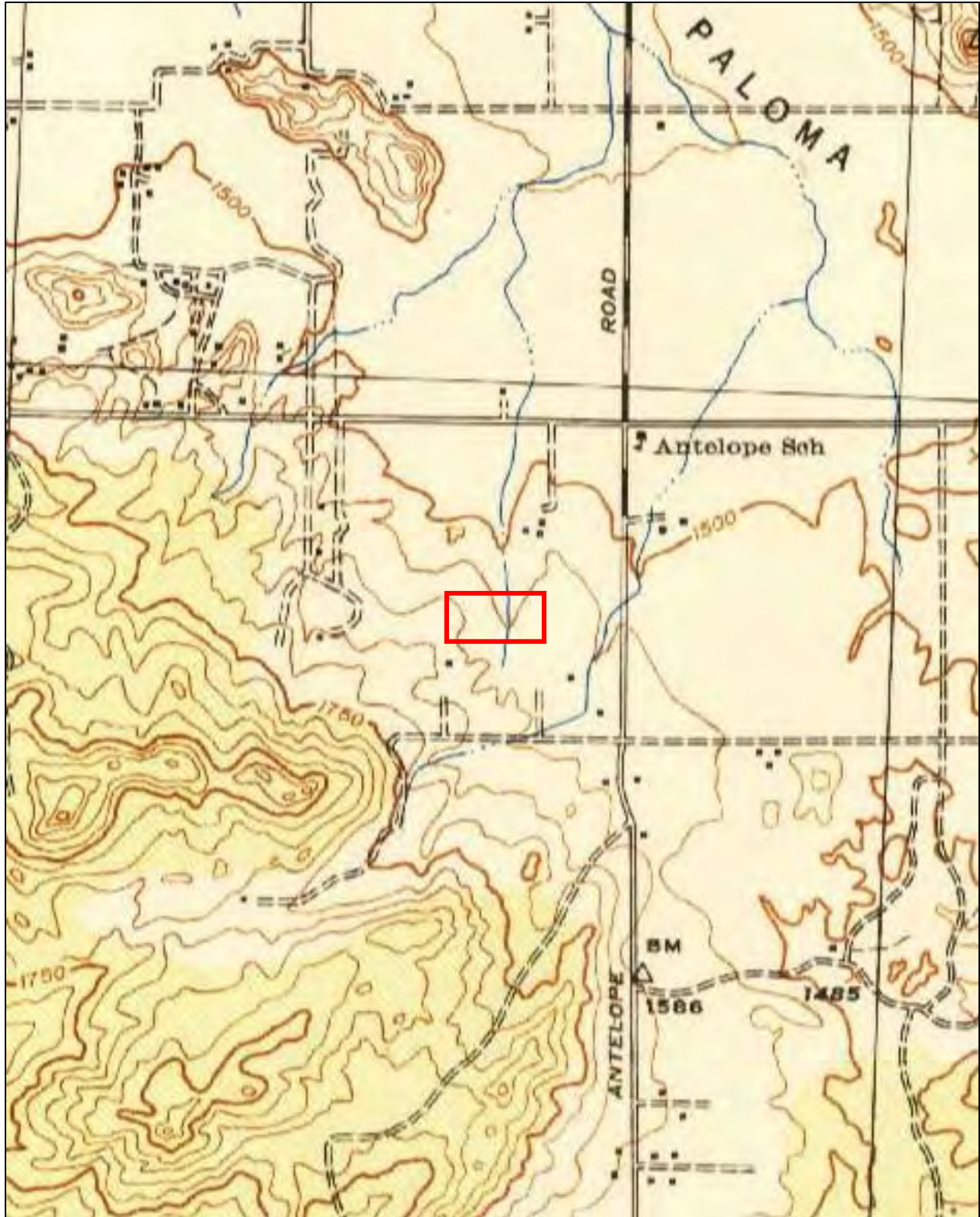
The above map shows the residence on the subject property, and the associated outbuildings. The residence (blue) was constructed in 1961. A covered walkway (yellow) was added to the rear (west) of the home between 1967 and 1978. A detached garage (green) was constructed southwest of the residence in 2005. A shed (purple) was added to the property in 2005, and a second (orange) was added in 2018.



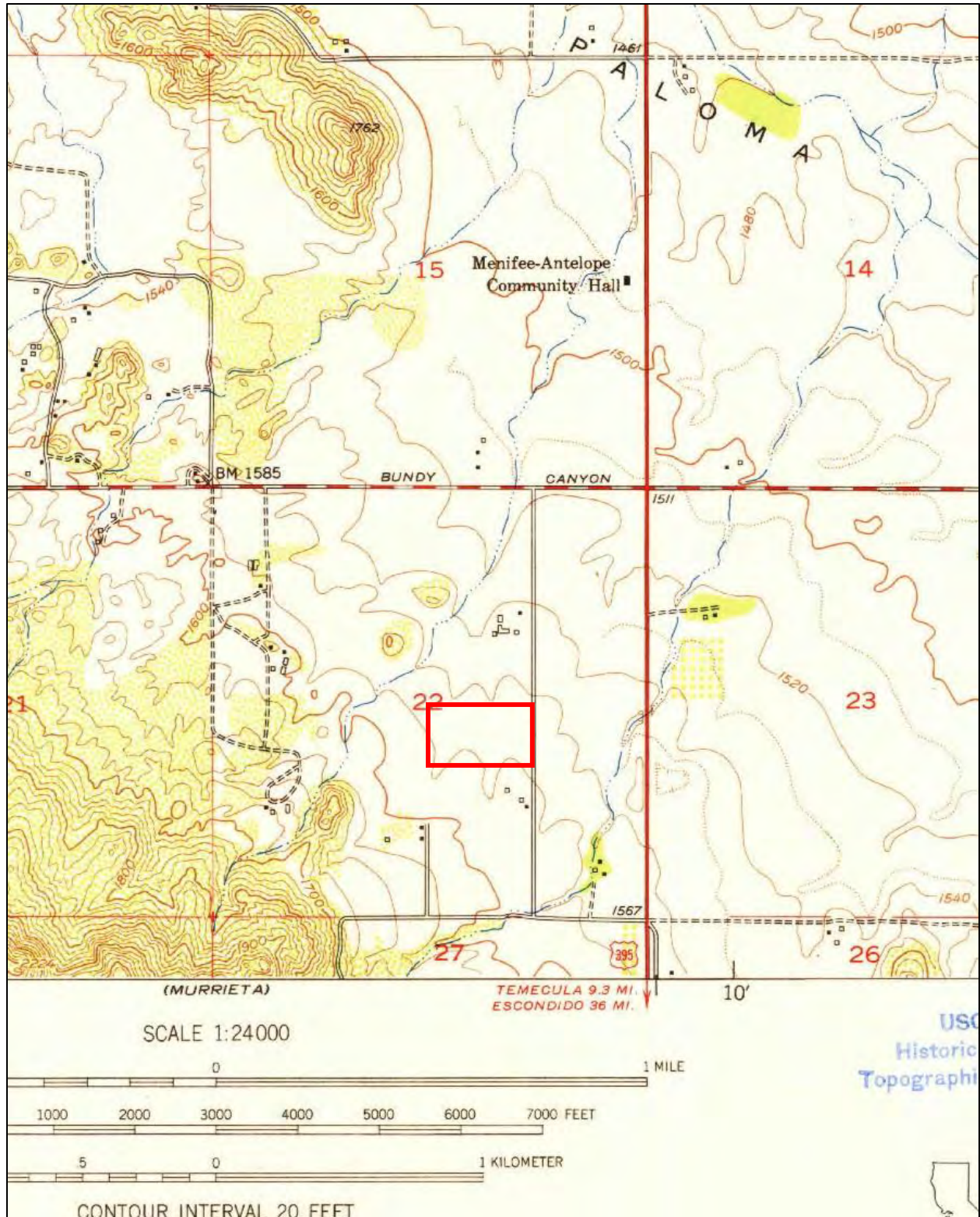
Elsinore Quadrangle Map, 1901. The general property area is outlined in red.



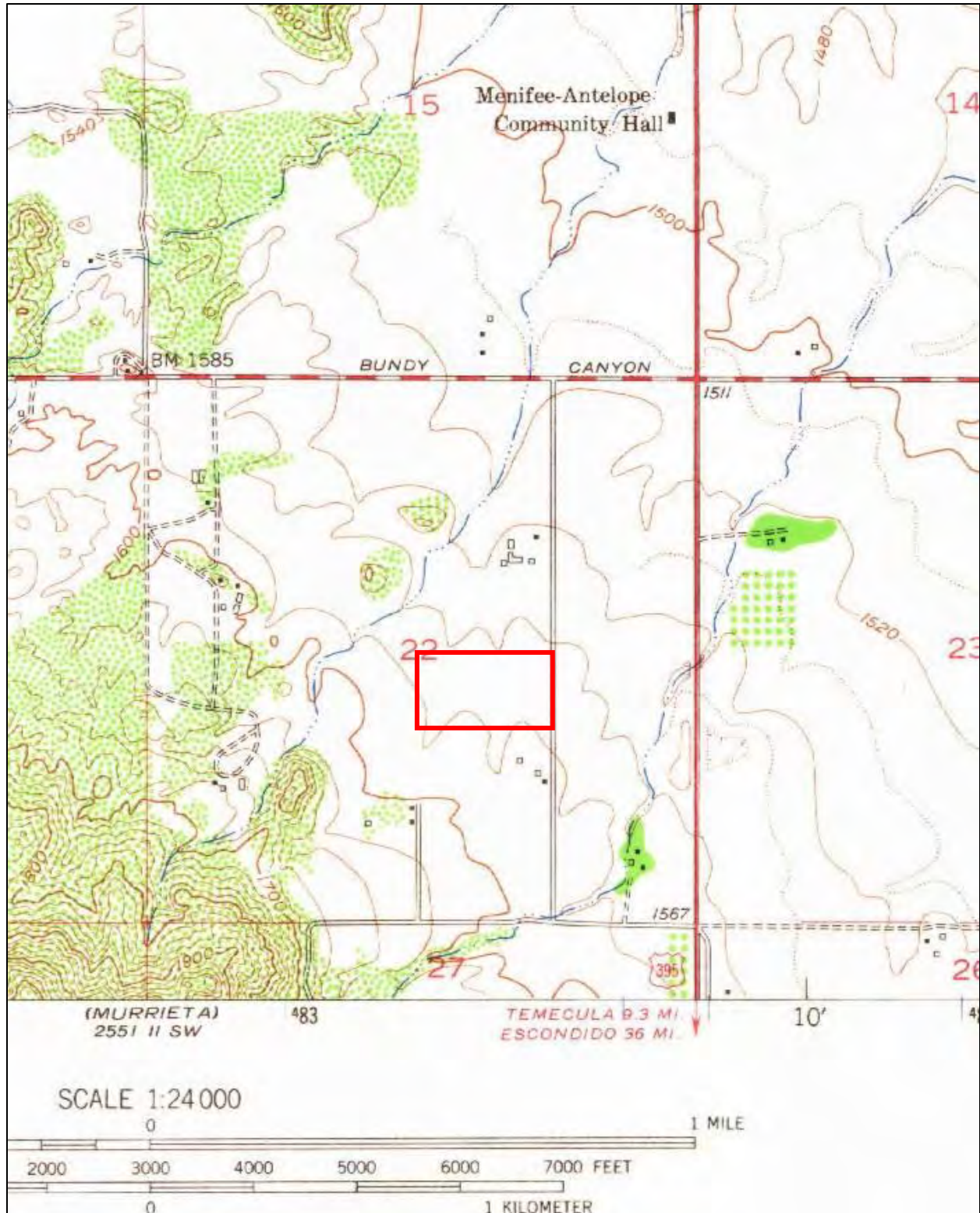
Elsinore Quadrangle Map, 1924. The general property area is outlined in red.



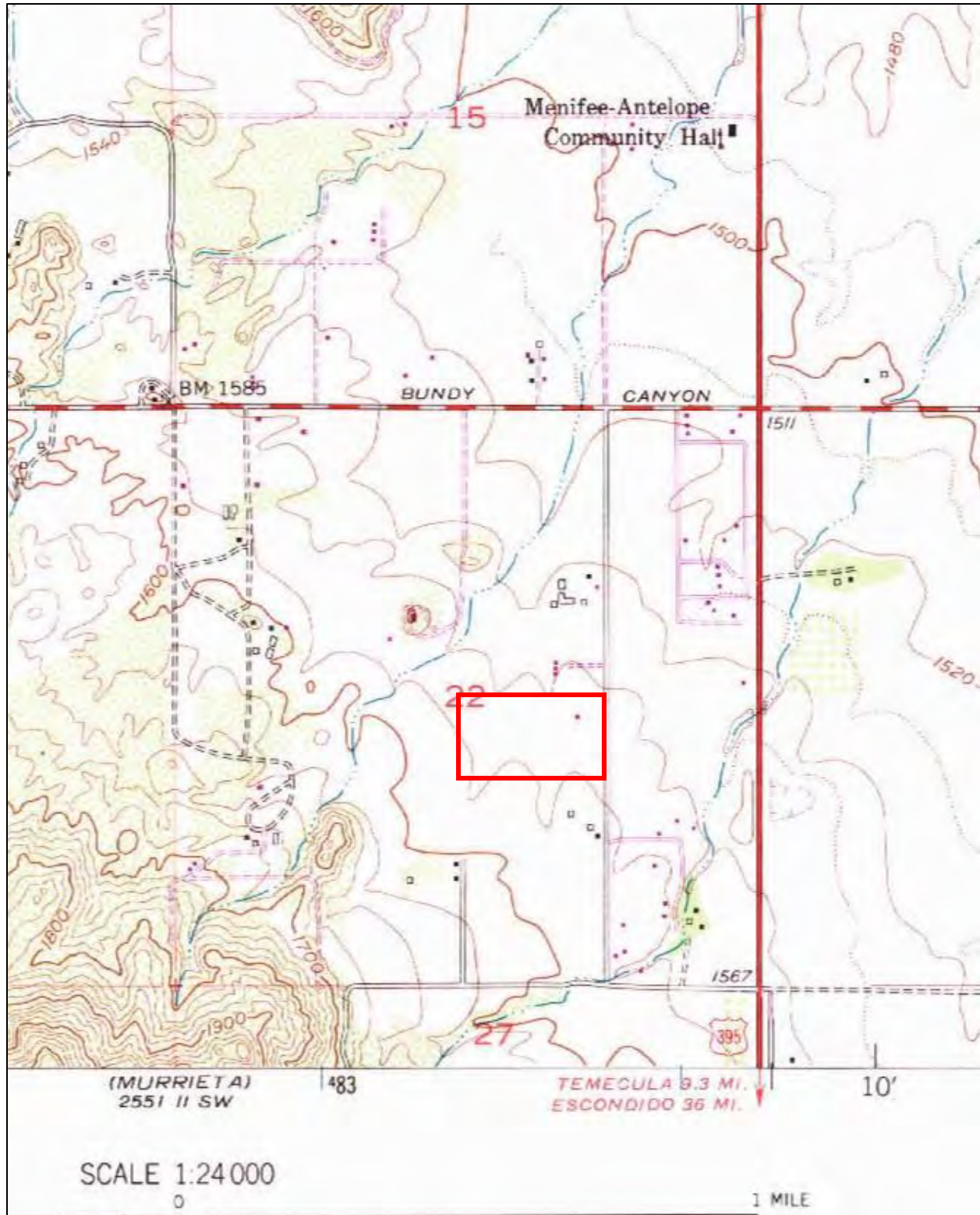
Murrieta Quadrangle Map, 1943. The general property area is outlined in red.



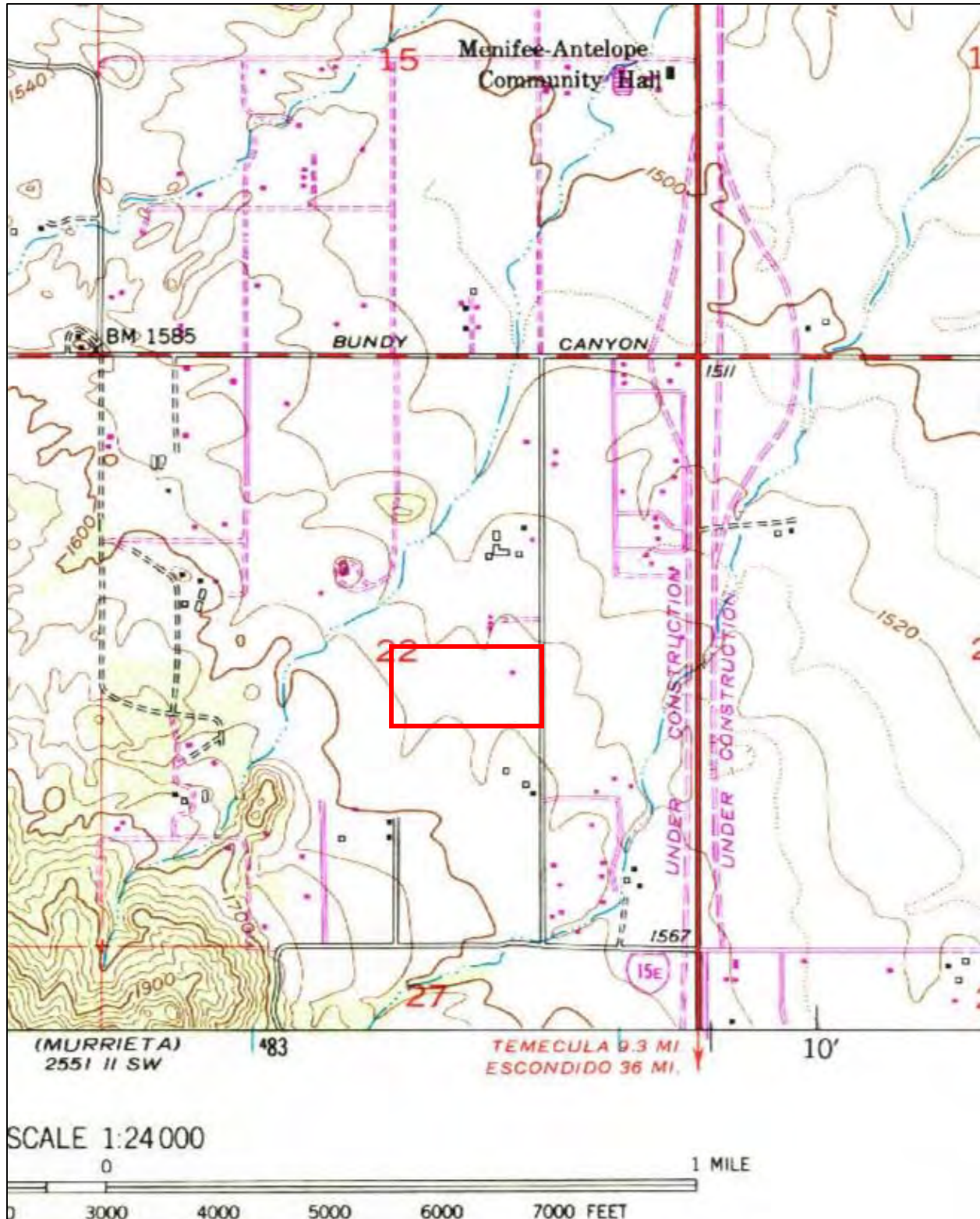
Romoland Quadrangle Map, 1953. The general property area is outlined in red.



Romoland Quadrangle Map, 1968. The general property area is outlined in red.



Romoland Quadrangle Map, 1975. The general property area is outlined in red.



Romoland Quadrangle Map, 1985. The general property area is outlined in red.

Sanborn Fire Insurance Maps are not available for 33521 Zeiders Road.

APPENDIX B

BUILDING DEVELOPMENT INFORMATION

Permit History

Permit history was requested through the City of Menifee and Riverside County. The only results were from the City of Menifee for not yet completed projects.

APPENDIX C

OWNERSHIP HISTORY

Ownership History Table

33521 Zeiders Road

Date	Owner	Source
1887-1906	Joesph and Harriett Drake	Bill Zimmerman, "The Drake Family Came by Train from Pennsylvania," <i>They Made Their Way to Menifee</i> , Menifee Valley Historical Association
1906-1947	Lou and Lizzie Drake	Bill Zimmerman, "The Drake Family Came by Train from Pennsylvania," <i>They Made Their Way to Menifee</i> , Menifee Valley Historical Association
1947-1951	Lizzie Drake	Bill Zimmerman, "The Drake Family Came by Train from Pennsylvania," <i>They Made Their Way to Menifee</i> , Menifee Valley Historical Association
1951-2004	Hercules and Betty Bouris	<i>The Los Angeles Times</i> , 26 September 2004, pg. 28 "The Drake Family Came by Train from Pennsylvania," <i>They Made Their Way to Menifee</i> , Menifee Valley Historical Association
2004-Present	Betty Bouris	<i>The Los Angeles Times</i> , 26 September 2004, pg. 28 Riverside County Assessors Data, Parley Parcels

Newspaper Records

Ten members of MYF, with their sponsors, Herk and Betty Bouris, met at the Methodist church Saturday for a work day, and much was accomplished. Each one brought a sack lunch and a hot dish, and punch was served at noon by the Stilwells and Bourises. The ground around the church was plowed by Gordon House. Many thanks, MYFers and Mr. House.

Herk and Betty Bouris were involved with the local Methodist church.
Source: *Lake Elsinore Valley Sun Tribune*, April 26, 1956.

Mrs. H. G. Bouris, son and daughter Mike and Mary Jane, have been visiting relatives in Hoyden, Arizona for the past two weeks.

The Bouris family in 1957.
Source: *The Perris Progress*, August 8, 1957.

On Sunday, January 17th Mrs. Betty Bouris, Chairman, Commission of Missions was the speaker and her assignment was "Spanish Doorways".

In 1965, Betty Bouris was Chairman of the Commission of Missions.
Source: *Elsinore Leader Press Weekender*, January 29, 1965.



MARY BOURIS

Mary is 17 years old, has blue eyes and brown hair. She weighs 128 lbs., stands 5'5½" and her measurements are 35-25-36.

Her hobbies are horseback riding, piano, swimming and sewing. She also enjoys bicycling. She has been a member of the 4-H and given demonstrations at both county and regional levels, for which she received both a bronze medal and silver star. She plans to go on to secretarial school.

Miss Bouris is the daughter of Betty and Herb Bouris of 33751 Zeiders Road in Perris.

Mary Bouris was a contestant for Miss Perris Valley in 1972.

Source: *The Perris Progress*, November 29, 1972.

Bouris accepted in society

Michael George Bouris, 21, son of Mr. and Mrs. Herk Bouris of 33751 Zeiders Rd., Romoland, has been accepted as a member of the California Delta Chapter of Alpha Zeta, the national honorary and service fraternity for university and college agricultural students, at California Polytechnic State University, San Luis Obispo.

Membership in Alpha Zeta is

based on academic achievement and service to the university.

Twenty-five men and seven women were initiated into the Cal Poly chapter for 1972-73. It is the first time women have been accepted as members of the 15-year old organization. Action to open membership to women was taken at the national conclave in August.

Bouris is a senior agriculture engineering major.

Michael Bouris joined the California Delta Chapter of the Alpha Zeta fraternity in 1973.

Source: *The Perris Progress*, January 17, 1973.

Beet Growers meet, elect Bouris director

Mr. H. G. Bouris of 33751 Zeiders Rd., Menifee, was elected one of nine directors-at-large of the California Beet Growers Association at that organization's 44th annual membership meeting held last month in San Diego.

Discussions during the session covered legislation, sugar beet contracts, prices, marketing contracts, hauling allowances and production costs.

The featured speaker was Walter Cornell, vice president of Westway Trading Corp., of Englewood Cliffs, N.J.

Cornell reviewed recent arrangements between sugar exporting and importing countries for supplies over the next few years.

Cornell cautioned that without a Sugar Program many of the usual suppliers to the United States will lose confidence and not deliver to our refiners. He believes the U.S. might be hard pressed to meet her sugar requirements during the next several years.

Herk Bouris was elected as one of nine directors-at-large of the California Beet Growers Association in 1975.
Source: *The Perris Progress*, March 19, 1975.

A young farmer. . .

Mike Bouris is learning by doing

As a student in agricultural engineering at Cal Poly, San Luis Obispo, Mike Bouris took on a project--raising a crop of oat hay.

He put a lot of time into it and, finally, harvested the result. The reward for his efforts: a "bath" - both physical and financial. Before the hay could be moved under cover, a sudden downpour wrote finis to weeks of work; the hay was a sodden ruin.

Today the youthful farmer doesn't have to worry about a repeat of what happened to him at San Luis Obispo. In Perris Valley where Mike, now 24, farms in partnership with his Dad, Herc, rainfall is a relished, if seldom enjoyed, event.

"In some desert areas of California, farmers not only don't mind the lack of rain, they actually prefer it that way. With plenty of relatively low cost water available, they'd just as soon control their own 'rain,' irrigating their crops in a timely way to produce a good harvest," Mike Bouris said.

For Perris Valley farmers, it's a different story. "Our agricultural water costs ten times what farmers in the Imperial Valley pay--right now \$52 an acre foot. As for water from wells, we figure our costs at about \$40, since it takes a lot of power to pump it up from 400 feet. Pumps wear out in two years and cost \$3,000 to replace," he explained.

Mike, in his third year of farming since leaving college, is learning quickly about "cost-price squeeze"--about bas-

ing planting decisions on the farmer's major cost input--water.

Sugar beets and alfalfa are two of the traditional crops in this area and yields can be good. But both need a lot of water; in beets, four acre feet or more, over \$200 worth per acre in a season.

"Potatoes need one and a half to two acre feet and irrigated grain, maybe six inches to a foot. Trouble is, along with the grain crop, you harvest a headache of weeds, especially wild oats, and then you need another crop of sugar beets to clean up the ground," Bouris has learned.

This year the father-and-son Bouris Ranch, headquartered at Sun City, is farming some 8,000 acres, leased in bits and pieces from literally scores of absentee landowners.

"Our principal crops are wheat and barley. We're looking for another crop and think perhaps black-eyed beans, with their limited water requirement, might do well," Herc Bouris said.

The elder Bouris, a director-at-large on the state board of the California Beet Growers Association, has passed most of the responsibilities for sugar beet production along to son Mike. And in three years, the latter has run the gamut, as far as financial results are concerned.

"Early in 1974 I planted a crop that yielded a fair result--22 tons to the acre and 14½ sucrose. That Fall sugar prices took off, and we made some money.

"The next crop was a different story. This time we planted in the late Fall, again got a fair yield, but barely broke even. Sugar prices had headed the other way, while everything else, especially water, kept right on moving up.

"For this year's harvest, again we planted in the Fall. But the birds--horned larks and blackbirds--must've been flying surveillance missions. They swarmed into the fields and, with computer accuracy, went down the rows plucking out seeds spaced 5½" apart and buried under an inch or more of soil. And what the birds missed, early frosts took care of," Mike admitted ruefully.

After disking the remaining skimpy stand, Mike was back in the field in March, planting the same acreage all over again. "If the sugar market stays at its present level, we're in for a loss on this crop," he predicted.

In a high production cost area like Perris Valley, the margin between profit and loss is slim at best and, according to Herc Bouris, almost nonexistent for the young farmer who has to start out on his own.

"Access to good wells, paid-for equipment, and capital sufficient for operations without too heavy dependence on borrowing are almost requisite, and not many young farmers can expect to have that combination going for them," the veteran grower said.

Mike Bouris began farming with father Herc in the Menifee Valley.

Source: *The Perris Progress*, March 21, 1976.

Sugar prices, water costs affect sugar beet crop

Reflecting depressed prices and high water costs, the harvest of sugar beets in Riverside and San Bernardino Counties which began August 5 will come from one-third fewer acres than last year.

Perris Valley grower, H. G. Bouris, a director on the state board of the California Beet Growers Association, said beet production had become "a losing proposition" for those dependent on metropolitan water for irrigation. "At \$56 an acre foot, there's no way a grower can make out," Bouris insisted.

At the Santa Ana Factory of the Holly Sugar Company, agriculturist

Vincent Meek said the company would harvest 3,600 acres of beets in Riverside and San Bernardino, a sharp drop from last year's 5,300 acres. He added, however, that the factory would also process 1,000 tons of beets daily for the next 65 days from growers in the south San Joaquin Valley.

"I look for a good average yield in Riverside and from our one grower in San Bernardino County. The unusually cool temperatures in July helped bring the crop along and it should average out at around 25 tons to the acre," Meek said.

Holly expects to complete the current harvest by November 1.

Herk Bouris commented on the depressed prices of crops and the high water costs of farming in Riverside and San Bernardino Counties.

Sources: *The Perris Progress*, September 1, 1976.

Growers meeting at Spud Cellar

Sugar beet growers from western Riverside, San Bernardino and Orange Counties will gather at Perris next Tuesday, Oct. 26, for their annual business session and dinner, according to CBGA director H. G. Bouris of Sun City.

Bouris said the 6:30 p.m. gathering at the Spud Cellar Restaurant will be highlighted by reports from the association's state president Hoxsie Y. Smith of Brawley, and Executive Manager Malcolm Young of Stockton.

Interest is expected to

focus on forecasts for sugar prices in 1977. The past year has seen a drastic decline in grower returns per ton of beets to levels generally reported as "below cost of production."

The top CBGA officials are also expected to report on industry-supported research and the outlook for sugar legislation, as well as negotiations with beet sugar processors. A top official of the Holly Sugar Corp., operators of a factory at Santa Ana, will also report to area growers.

Herk Bouris was involved in California Beet Growers Association in 1976.

Source: *The Perris Progress*, October 20, 1976.

Betty Bouris alternate on Perris committee

PERRIS — (CPS) Betty Bouris of Sun City was named Alternate Member to her husband, H.G. Bouris, on the Perris Valley General Plan Steering Committee by Supervisor Clayton A. Record Jr., with confirmation by the board of supervisors.

In a letter to Record requesting the action, Bouris stated, "I think that if she were designated as my alternate, either one of us could participate in the work of the committee and provide better representation from this southern end of the Valley."

Betty Bouris was named an Alternate Member on the Perris Valley General Plan Steering Committee.
Source: *The Valley Tribune*, March 1, 1978.

MSJC Notes

Does a private jet trip to San Francisco for dinner at Wolfgang Puck's sound interesting? How about a private cocktail party for you and your friends aboard a 39-foot sailboat in Newport Beach, or a romantic weekend for two in beautiful Solvang?

Those are just a few of the items that will be on the auction block at 8 p.m. June 26 at Menifee Lakes Country Club for the Mt. San Jacinto College Foundation's first charity auction. Other auction items, all donated by area individuals and business, range from the elegant to the unusual, said Anne Motte, general chairperson of the event.

"We have several trips, dinners at favorite restaurants throughout the southland, golf outings, artwork, fine wines, and a variety of other goods and professional services," Motte said. "We'll even be auctioning off a vasectomy procedure donated by Dr. R.V. Tate, a Hemet physician."

Motte, a Perris resident, credits much of the success in acquiring items for auction to the event's honorary co-chairs, Jesse Minor of San Jacinto and Betty Bouris of Sun City. Besides her success in generating support for the auction within the San Jacinto Valley, Mrs. Minor donated the use of her family's private jet for the San Francisco trip as well as the dinner at Puck's. Mrs. Bouris has been instrumental in building support for the auction in the western portion of the MSJC district, Motte said.

Other items on the auction block will include:

A private yacht cruise to Catalina Island, 4 days in Mammoth, a harbor cruise on a private 44-foot yacht, private lunch or dinner with state Sen. Robert Presley, a weekend in Washington D.C., a mink coat, Comfort Inn accommodations, Temecula Doubletree weekend, sailplane ride, tennis lessons, karate lessons, dog-obedience training, and more.

All proceeds from the June 26 auction will benefit the college Foundation, a tax-exempt nonprofit organization dedicated to providing financial support to Mt. San Jacinto College and its students. Founded in 1983, the Foundation and its subsidiaries provide funding for student scholarships, book loans, instructional equipment and program development, as well as support for intercollegiate athletics and the fine and performing arts.

Tickets for the auction are \$35 per person and include dinner. For ticket information, contact the Foundation Office at ext. 1300 at any of the following numbers: 654-8011, 672-6752 or, toll-free from outlying areas of the college district, 1-800-624-5561.

Betty Bouris was involved in charity auction.

Source: *Lake Elsinore Valley Sun Tribune*, June 11, 1992.

CALIFORNIAN SUNDAY SPECIAL

◆ ◆ ◆ MENIFEE ◆ VALLEY ◆ ◆ ◆

A long fuse waiting for a big boom

Stories by SANDY PICKUP/The Californian

This sleepy valley is waking up. Done are its days as a well-kept secret known only by the families who farmed the land and admired the sight of wheat fields stretching as far as the eye can see to the foot of the mountains. No well-travelled roads linked the pastoral valley with the rest of Southern California. No telephones or radios disturbed the balance of farmer and nature. The secret was safe. Until a wave of development spread to the area and newcomers began to recognize the charm of the Menifee Valley.

Some 35,000 people makes their home here today. An estimated 13,300 households exist where not many decades ago the total school enrollment peaked at 14 pupils.

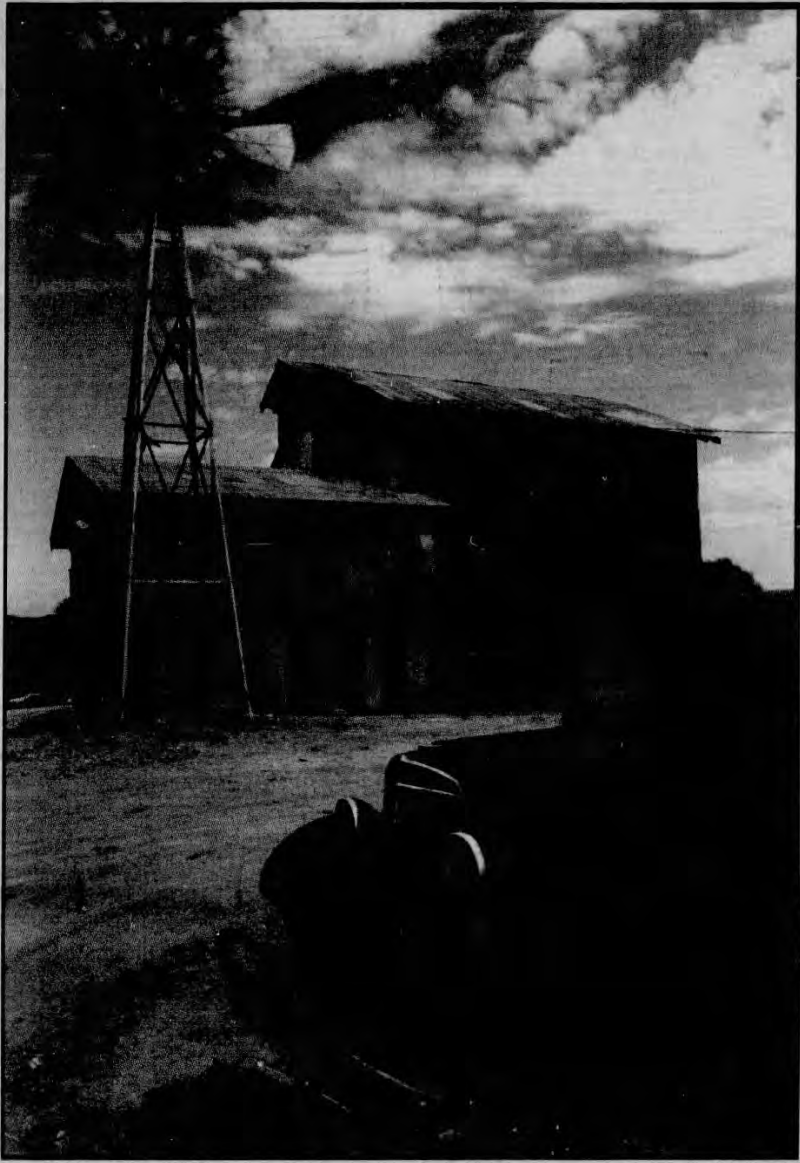
And thousands of new homes will be built here in the near future, as well as schools, churches, shopping areas and commercial centers. Hundreds have come over the past five years; children with their parents, retired couples and middle-aged adults alike. All looking for a slower pace, a peaceful place in which to live.

PLACES in Southwest County

◆ This is another in *The Californian's* intermittent series on the communities of Southwest County.

INSIDE: When the real estate market turns, watch out for Menifee/A4

◆ Education has always been part of the plan/A5

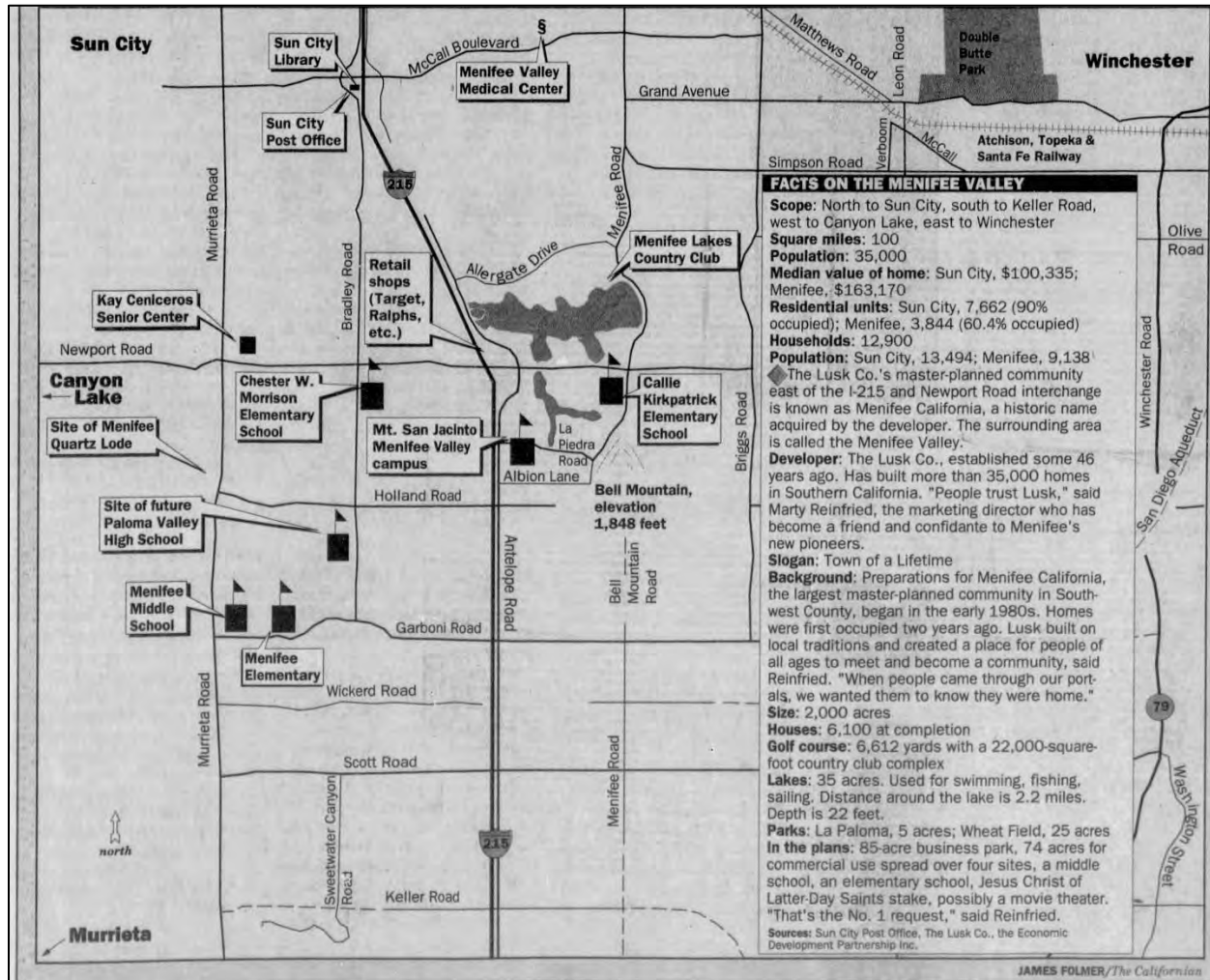


JOHN GEORGE/The Californian

Please see **MENIFEE, A4** ▶ **A weathered barn and a rusting truck rest along Haun Road at Zeiders Ranch.**

The growth of the Menifee Valley was discussed in 1992.

Source: *The Californian*, August 2, 1992, page 1.



Source: *The Californian*, August 2, 1992, page 1.



Betty Bouris commented on the change in Menifee.
Source: *The Californian*, August 2, 1992, page 4.

Citizens gird for the boom that will come

SANDY PICKUP/Staff writer

MENIFEE VALLEY — The years to come will bring more development to the Menifee Valley but a lagging economy so far is delaying the growth.

By the year 2010 the Menifee school system expects to have 10,000 students, which would fill nearly 7,000 more seats in local classrooms.

When the building industry peaked in 1988, school officials were tracking 25 residential projects, said school board trustee Bob O'Donnell. Now there are about 10 projects moving ahead: Newport Estates, Countryside, Montage Homes, USA Developers, Santa Catalina Development Co., Meadowwood Development, Thomas Brothers, Acacia Homes, The Lusk Co.'s second phase and Audie Murphy Ranch.

The last of those projects lies along Newport Road west of Interstate 215 and east of Railroad Canyon Road. World War II's most decorated soldier owned the ranch around the 1950s. Since then, the land changed hands several times before Irvine-based Pacific Coast Homes bought it.

About 3,516 homes are in the plans for the Audie Murphy land bordered by Newport, Goetz, Olive and Holland roads. Parks, equestrian trails, a golf course, commercial areas and schools will be included.

According to the latest proposed Sun City/Menifee Valley Plan that sets guidelines for development through buildout in 2010, the Menifee Valley's population will grow to 134,743 residents. Some 19,000 more homes may be built.

The plan for 28,000 acres has been in the works for five years and may get final county approval next month. Compromise was crucial to moving the plan to that stage. Residents and county planners envisioned different densities, and residents even disagreed among themselves about how the valley should be developed.

Third District Supervisor Kay Cenicerros said the main challenges ahead of the valley will be meeting the needs of the diverse areas represented by the new residential developments east and west of I-215, the rural areas and the core Sun City retirement community.

She said it's crucial to develop a job base here so that the Menifee Valley isn't solely a bedroom community.

An example of the type of development-related debate in the Menifee Valley, said Cenicerros, was the proposed rail line. Plans



A sign adds to the rural atmosphere of the Menifee Valley.

showed a link between Temecula and Romoland running along Briggs Road through the Menifee Valley.

"It was extraordinarily threatening to them and they were ardent in their defending that rural (character)," she said.

About 160 people showed up for a public hearing on the rail line, and the county delayed action on the rail line.

Because Cenicerros' constituents in the unincorporated Menifee Valley felt they needed a voice in the county government, she and the rest of the board last year formed a Municipal Advisory Council to relay concerns and desires of the people to the county.

Pete Petersen, chairman of the advisory council, said Cenicerros has helped the advisory group tremendously.

"We're probably blessed with having the best supervisor in the whole county. She comes to you and she'll turn the entire department upside down and get them out here to talk to us. She makes government work," said Petersen.

The advisory council is concentrating on road improvements, he said. Traffic trouble spots such as Garboni and Murrieta roads and parts of Sun City are priorities.

Cityhood, he said, is not.

Citizens who are studying the feasibility of cityhood for the Menifee Valley have asked the county not to proceed with public hearings until the state budget crisis is resolved, said Petersen. Cityhood proponents would like to include Menifee California but residents of that master-planned community do not want to be part of the city.



A tractor harvests potatoes in a field off Newport Road.



Rooftops blanket the landscape in this view of Menifee Lakes.

Menifee experience an expansion in the 1990s.

Source: *The Californian*, August 2, 1992.

Retired executive joins agency panel

RIVERSIDE — Robert E. Hird, a retired gas company executive and Palm Springs resident, has been chosen to join the Local Agency Formation Commission.

The commission determines boundaries for cities and special districts.

The commission also evaluates proposals for the consolidation and elimination of some public agencies.

Hird replaces Betty Bouris, who served on the commission for four years.

He is active in several community organizations, including the Palm Springs Visitors and Convention Bureau and the Palm Springs Chamber of Commerce.

Currently, Hird is the desert representative for the Regional Water Quality Control Board.

Information: (909) 369-0631.

Betty Bouris served on the Local Agency Formation Commission for four years.

Source: *The Desert Sun*, June 9, 1997.

Citizens groups clash on annexation

CHARLES HAND
FOR THE CALIFORNIAN

SUN CITY — The question of whether to enlarge the Menifee Valley unincorporated community by taking in 3,000 acres to the

north has caused a rift between two citizen groups.

The Menifee Valley Municipal Advisory Council has challenged the Community Economic Development Council's backing of the annexation concept.

Betty Bouris, chairman of the

MAC, reported to CEDCO Monday night that nobody on the advisory council's executive committee supported the annexation during the committee's last meeting.

The development council recently voted to support annexa-

tion of three large development projects, as well as parts of the unincorporated communities of Romoland and Homeland.

CEDCO member Mike Ashley proposed the annexation, but

► GROUPS, A-5

Betty Bouris was the chairman of the Menifee Valley Municipal Advisory Council.

Source: *The Californian*, February 11, 1998.

Sun City to have better emergency response times

■ Deputies will be shifted to Perris from the Southwest station in French Valley

JOHN HALL
STAFF WRITER

SUN CITY — Citing more convenience for residents and faster response times to calls, Riverside County sheriff's officials have restructured which sheriff's station will patrol the community of Sun City, a move many residents applauded.

Beginning Thursday, Riverside County sheriff's deputies from the Perris station will be responsible for protecting Sun City, said Assistant Sheriff Bob Doyle. Sun City had been patrolled by deputies assigned to the Southwest sheriff's station in French Valley.

"We tossed back and forth whether (Perris deputies) should handle Sun City," Doyle said of sheriff's administrators. "Geographically it's a natural," he added.

Along with the coverage of Sun City, deputies assigned to the Perris station will also take over the Romoland area off Highway 74 as well, Doyle said.

'I don't think it will impact the (highest priority) calls, but this will bring a dramatic change in response times to lower priority calls.'

— PETE LABAHN
Riverside County sheriff's captain

"All the appropriate commanders (from various sheriff's stations) came together and looked at calls-for-service levels and manpower, then made this recommendation to sheriff's administration," Doyle said.

"This just makes sense," he added. "The areas are right next to each other; it's a natural fit."

Doyle said sheriff's captains Jeff Turley, from the Perris station, and Pete Labahn, from the Southwest station, met with citizens groups in Sun City before the final decision was made.

"They had absolutely no problem with this. It makes sense to them as well," Doyle said.

Glenn Roark, president of the Sun City Civic Association board of directors, agreed the changes are good as long as they bring long-sought improvements.

"I hope it will improve response times," Roark said. "We have some very vulnerable people out here and they can't afford long waits for service."

Roark said people calling about somebody rattling their door wait an average of 22 minutes for a response.

Betty Bouris, chairman of the Menifee Valley Municipal Advisory Council, said she does not object to the change so long as the area does not have to share Perris station deputies.

The Perris City Council dissolved the Perris Police Department two years ago and contracted with the Sheriff's Department for police protection — a move Bouris said greatly improved service.

"We don't want to share any contracted officers with Perris," Bouris said, adding that she cannot imagine city officials wanting their officers patrolling in the county either.

But Labahn said both concerns have been addressed.

Southwest station deputies will still serve the Menifee Lakes area east of Interstate 215 at Newport Beach, Labahn said.

He said response time should significantly improve with the change, which will mean reassigning some personnel from his station to the Perris station. Six patrol deputies, one detective and three nonsworn community service officers will be headed to the Perris station.

"I don't think it will impact the (highest priority) calls, but this will bring a dramatic change in response times to lower priority calls," Labahn said. "Sun City is much closer to the Perris station than we are."

That means Sun City residents needing to go to a sheriff's station for service will have less distance to travel, Labahn said. The Perris station is at 403 E. Fourth St., just west of Interstate 215.

Labahn said he anticipates that moving Sun City coverage to the Perris station means call volume at the Southwest station should drop between 30 percent and 35 percent.

"We're losing our major unincorporated retail area handled from this station," Labahn said.

The station will still have a huge amount of retail coverage as it also serves as the Temecula Police Department under a contract between the Sheriff's Department and the city of Temecula.

Ongoing development in the unincorporated area of Redhawk south of Temecula will continue to bring a significant amount of retail coverage to the Southwest station.

The Southwest station accounts for between 11 percent and 12 percent of the call volume for the entire Sheriff's Department, Labahn said. He expects that to drop to about 8 percent after next week's change.

That will reduce much of the present radio and mobile data

terminal traffic on Southwest and Temecula station systems, meaning an increase in the speed in which deputies in those areas can work, he added.

Along with the movement of personnel, equipment such as patrol cars and radios will be moved from Southwest to the Perris station.

Radios have been reprogrammed and all necessary conversions of dispatch geographic files have been done, Labahn said.

"It looks like it's a 100 percent go for (Thursday)," he said.

Freelance writer Charles Hand contributed to this report.

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Betty Bouris was the chairman of the Menifee Valley Municipal Advisory Council.

Source: *The Californian*, March 10, 1998.

Antelope Menifee Women's Club no ordinary bunch

MENIFEE VALLEY — They're small in number — only about 40 — but they raise, only to give away, a lot of money. They are the Antelope Menifee Women's Club, and they've been around a long, long time — since October 1931. They also have the honor of being the oldest organized club in Menifee Valley. They are grandmothers, great-grandmothers and great-great-grandmothers. Most of them have lived in the valley for years and have lost their lifetime mates, but they have remained close friends and wholeheartedly support one another, as well as the community they live in.

Recently at the clubhouse where they hold their monthly meetings, the Antelope Menifee Rural Center (it's the little green building just off Haun Road), these kindhearted souls gave away quite a chunk of money. The funds they donated came from the items they handcrafted and sold last year, as well as from all the various *fun-raisers* they were involved in around the com-



SYLVIA
ROCHIN
SELBY

munity. This particular day of "giving" is very important to these ladies, so much so that they all chip in and bring a potluck lunch, then invite all the recipients to join them!

Bobbie Lou Gonsalves, president of the club, was very pleased. Things were flowing beautifully. In spite of El Nino's unexpected appearance, the turnout was good and the hospitality inside the clubhouse was warm and cozy. All the groups receiving the funds were on hand. They were: the Menifee Valley Fire Department Station No. 68, the Interact Club of Paloma Valley High School Honor Band and the Menifee Valley Grange. And they, too, were very pleased!

Captain Paul O'Connor from the Fire Department, about to accept a \$1,000 check, was delighted to have been invited with his crew. They were: Robert Conn, Mike Heuer, Lorne Ellickson, Daniel Cates and Jason Ramos. "They've always been here for us," O'Connor

said. "These ladies are all very, very nice, and we really do appreciate them. They have helped us out before, and we also support them in many of their programs. They are invaluable to the community." And Bobbie Lou's response to those kind words? "Well," she said shyly in her soft-spoken manner, "in Menifee Valley, everyone helps each other. We are a charitable group of ladies that enjoy helping. There's hardly anyone in this valley that hasn't been helped by our club in one way or another. That's what we do. We're just ordinary people but quite unique at the same time!"

Ordinary people? Not by a long shot! Unique? Without question! Eve Hoover, the president of Menifee Valley Grange, a nonprofit organization of volunteers that is committed to providing food at no cost to residents (in the valley) whose resources are limited, was another happy recipient. Eve praised this unique organization. "This is great," she said as she was about to receive a \$200 check that would buy quite a lot of groceries. "This is just about the sweetest group of ladies you'll meet any-

where. They are wonderful!" More kind words were also spoken by Margie Sotero, who accepted the check on behalf of the Interact Club of Palomar Valley High School.

By the way, this caring group of ladies — some of whom are Marion Briesch, Linda Stack, Shelly Steele, Julie Wickard, Betty Bouris, Betty Zeruneith, Lupe Lathrop, Kathryn Krubsack, Nora Haine, Myrtle Deckert, Loydene Gale, Angie Perrin, Berthe Gerard and Margaret Thayer — have a tremendous amount of community pride. They cover all aspects of Riverside County, including volunteering in the regional parks and open space districts, the Department of Aging of Riverside County, Sun City Friends of Animals, Menifee Union school board and the Municipal Advisory Council. Sometimes people call them "The Farmers' Wives," and that's O.K., Bobbie Lou said. "We're just out there helping the community."

For Social Scene coverage, call Sylvia Rochin Selby at (760) 901-4075, or fax information to (760) 757-2072.



Back row: ROBERT CONN, MIKE HEUER, CAPT. PAUL O'CONNOR, LORNE ELICKSON; front row: DANIEL CATES, JASON RAMOS



MARGIE SOTERO, MARIAN BRIESCH, LINDA STACK



SHELLY STEELE, JULIE WICKARD, EVE HOOVER



LUPE LATHROP



BETTY BOURIS, BETTY ZERUNEITH



ANN CONN, BOBBIE LOU GONSALVES



MARGARET THAYER



MYRTLE DECKERT, LOYDENE GALE



ANGIE PERRIN, BERTHE GERARD



KATHRYN KRUBSACK, NORA HAINE

Betty Bouris was involved with the Antelope Menifee Woman's Club.

Source: *The Californian*, March 26, 1998.

Sun City-Menifee area to take part in cleanup days

CHARLES HAND
FOR THE CALIFORNIAN

MENIFEE — The Menifee Valley Municipal Advisory Council executive board Thursday decided to participate in community cleanup days next month, established the program for the coming general meeting and elected new officers.

The cleanup days are sponsored by county Supervisor Jim Venable throughout the 3rd District, which includes the Sun City-Menifee area.

In addition to allowing district residents to use two landfills at no charge from June 1 to 6, the program will provide large trash bins for communities that can make sure they are secure.

The MAC board decided to ask Venable to provide bins in seven locations throughout the Sun City-Menifee area — as long as permission is granted by the property owners.

The closest landfill is Lambs Canyon Disposal Site at 16411 Lambs Canyon Road in Beaumont. Also available will be the Edom Hill Disposal Site at 70-100 Edom Hill Road in Cathedral City.

Also named officers during Thursday's meeting were E.L. "Pete" Peterson, vice chairman; Betty Bouris, secretary; and Janie Osborn, treasurer.

Bouris was chairman during the 1997-98 year and Osborn was secretary.

The program for the May 27 general meeting will cover out-

door advertising signs.

Davis said that Ed Hoke of Hoke Outdoor Advertising and Borre Winkel of the Riverside County Building Industry Association will discuss a program they are promoting of substituting common signs for the scattered illegal signs that dot the area.

Osborn handed to Venable aide Mary Moreland a stack of pictures she took of those illegal signs and Moreland promised to deliver them to Code Enforcement, which has responsibility for removing them.

Osborn said she photographed the 36 worst illegal signs along the freeway adjacent to Sun City-Menifee on a Friday. By the following Monday there were three more, she said.

Betty Bouris served as chairman of the Menifee Valley Municipal Advisory Council from 1997-1998. In 1998, she served as secretary.

Source: *The Californian*, May 8, 1998.



BOURIS, Hercules

"Herk" (76) of Menifee Valley, passed away Sept. 22, 2004 at his residence surrounded by his family. Herk was born June 8, 1928 in Hemet, CA. He lived his whole life in Menifee Valley. He was a self-employed wheat farmer for over 55 years. He farmed in partnership with Louis Krubsack and Chester Morrison from 1961 to 1973. From 1973 to present he farmed in partnership with son Mike and nephew, Pete Bouris. He attended Antelope Elementary, a one room school, for 8 years in Menifee Valley and graduated from Perris High School in 1946. He served 18 months in Okinawa at the end of WWII. Herk was active on the State Sugarbeet Growers Board and the State ASCS Committee. He served on the Menifee School Board for 8 years while his children were attending school there. He also served on the Heritage Village Board at the Farmers Fair in Perris. He restored antique tractors and equipment and exhibited them at shows at Tulare, Vista, and Perris Fairs.

Herk is survived by his wife of 54 years, Betty Bouris, Menifee Valley; daughter Mary Jane Carey, San Diego; son, Mike (Elese) Bouris, Menifee Valley; sister Poula Terrick, Huntington Beach; 4 grandchildren, Coleen Bouris, Lynette (Scott) Montgomery, Gwen (Andy) Pool and Megan Carey; 1 great-grandchild, Dylan Montgomery; 2 nephews, Peter (Henny) Bouris, Menifee Valley, Jim Terrick, Huntington Beach; niece, Polly Wilson, Fountain Valley. He was preceded in death by his parents, George and Mary Bouris.

Visitation Sept. 27, 5-8 p.m. at Evans-Brown Sun City Chapel Funeral Sept. 28, 10 a.m. at Canyon Lake Community Church. In lieu of flowers, the family suggests memorial contributions to Scripps Health Foundation and Scripps Cancer Center, General Support, P.O. Box 2669, La Jolla, CA 92038-2669.

Services entrusted to:

**Evans Brown Mortuary Sun City
(951) 679-1114.**

Herk Bouris passed away in 2004.

Source: *The Los Angeles Times*, September 26, 2004.

Herk Bouris Elementary School Will Honor Legacy of Pioneering Menifee Farmer

<http://www.menifee247.com/2012/04/herk-bouris-elementary-school-will.html>



Construction is almost complete on Herk Bouris Elementary.

In the late 1980s, when Lusk and Company General Contractors was developing the Menifee Lakes community, a suggestion was made to name the new park at the corner of Menifee Road and La Piedra Road after prominent local resident Herk Bouris.

Bouris, one of the pioneering farmers of Menifee Valley, politely declined.

"Herk said, 'When I've been dead and gone 10 years, maybe you can do it then -- if anyone remembers me,'" recalled Herk's widow, Betty Bouris.

Herk was then asked what he knew about the land upon which the park had been constructed.

"I used to farm it. It was a wheat field," he said about what was eventually named Wheatfield Park.

It hasn't quite been 10 years since Herk Bouris' death in 2004, but local officials won't wait any longer to honor his legacy. And no, the people around here certainly have not forgotten who Bouris is and what he meant to the Menifee community.

In August, Herk Bouris Elementary School will open on the west edge of the Menifee Unified School District. Almost completed on a site on Canyon Hills Drive -- the western extension of Holland Road -- the school will serve more than 500 students in grades K-5.

Midge James, who will move over from Ridgemoor Elementary to become the first principal at Herk Bouris, headed a committee of 20 people from the community who voted on a name for the school. Following school board policy requiring the name to represent a "pioneer of sorts" in the area or a geographical attribute of the surroundings, the committee chose the name Herk Bouris Elementary.

"Many of the attendees were familiar with the Bouris family and shared with the group the contributions they made to the community since the early 1900s," James said. "One fact in particular was providential in that Herk's family grew fruits and vegetables in Menifee and sold the produce in their market in Lake Elsinore."

Although Herk Bouris Elementary is in the Menifee Union School District, its physical location lies within the city of Lake Elsinore.

In addition to the business they conducted with consumers in Lake Elsinore, members of the Bouris family had a profound impact throughout the Menifee Valley during the 1900s. Herk Bouris was a wheat farmer in Menifee for 55 years, harvesting wheat and sugar beets on many of the fields where new housing developments and parks now stand.

Herk's father, George Hercules Bouris, left his native Greece at age 14 and came to America in 1905. After working his way across the country, George married Mary Ballas and the couple bought a 640-acre farm in Menifee Valley.



A new elementary school in Lake Elsinore was named after Herk Bouris.

Source: *Menifee 24/7*, April 2, 2012, page 1.



Hercules George Bouris, known as Herk, was born in 1928 and grew up working on the family farm. After spending 18 months in the army during WWII, Herk returned home and married Betty Leake. They bought a farm on Zeiders Road, where Betty still lives.

L-R: Nephew Pete, Herk, son Mike.

Her son Mike now runs the facility, which is no longer an active farm but remains a local attraction as a museum of sorts.

Tourists and local school children alike tour the farm to see the impressive collection of tractors Herk loved to restore after retiring from his farming days.

"We're very honored," Betty Bouris said about the announcement that Menifee's newest school would be named after her late husband. "Herk was a good man, generous and hard working, very motivated."

Along with business partners Louis Krubsack and Chester Morrison -- for whom another local elementary school is named -- Herk leased 16,000 acres in the early 1960s from developer Del Webb, who had bought up much of the local land but needed only a small portion to develop Sun City.

Herk served on the State Sugarbeet Growers Board and State Agricultural Stabilization and Conservation Service. He also served on the Menifee School Board for eight years.

"I think Betty was a bit surprised when I asked her," James said about asking permission to name the school after Herk. "She immediately called her son Mike to get his opinion on the selection. I shared our process with her and she was immensely humble about the support that was given to the selection and the recognition of their family in this honorable way.

"There will be an opening ceremony to explain the contributions of our namesake, but prior to that I intend to send information out to our families in order that they know ahead of time and will be able to share with their children the history of the family. We will have pictures of the family farm hanging throughout the most common hallways in the school."

As humble as he was, Herk Bouris would appreciate this honor, Betty believes.

"He never really wanted publicity," she said. "Even in retirement, he had more fun restoring the tractors than showing them off. But I think he would be OK with this."



Betty Bouris sits in front of the farm house the family still owns.

A new elementary school in Lake Elsinore was named after Herk Bouris.

Source: *Menifee* 24/7, April 2, 2012, page 2.

Michael George Bouris



MICHAEL GEORGE BOURIS Michael joined his Heavenly Father on August 29, 2012 after battling cancer. Mike was born in Hemet on August 27, 1951 and lived in Menifee Valley all his life. He graduated from Perris High School and earned his degree in Ag Engineering from Cal Poly San Luis Obispo. In 1973 Mike joined his father Herk in Bouris Ranches and continued the family tradition of farming wheat in the valley. Mike served as President of the California Wheat Growers and Chairman of the ASCS County Committee, and he was an active church member. Mike was married to Elese, the love of his life, for 39 years. His greatest joys were going to tractor shows and pulls, restoring antiques, giving tours, and going to lunch. He was crazy about his six grandkids, and the feeling was mutual. He will also be missed by his mother Betty Bouris; his sister Mary; and his three daughters Coleen, Lynette, and Gwen and their spouses, as well as his entire community which has been forever changed by his generosity. The viewing will be at Evans-Brown Mortuary in Sun City on Sunday, September 2nd from 3 pm to 7 pm. We will celebrate Mike's life on Monday, September 3rd at 11 am at Canyon Lake Community Church, followed immediately by story-telling at Bouris Ranch. In lieu of flowers, the family suggests a donation to Cal Poly's BRAE Dept. or Scripps Health Foundation. Evans - Brown Mortuaries (951) 679 - 1114 www.evans-brownmortuary.com
Published by The Press-Enterprise from Sep. 1 to Sep. 2, 2012.

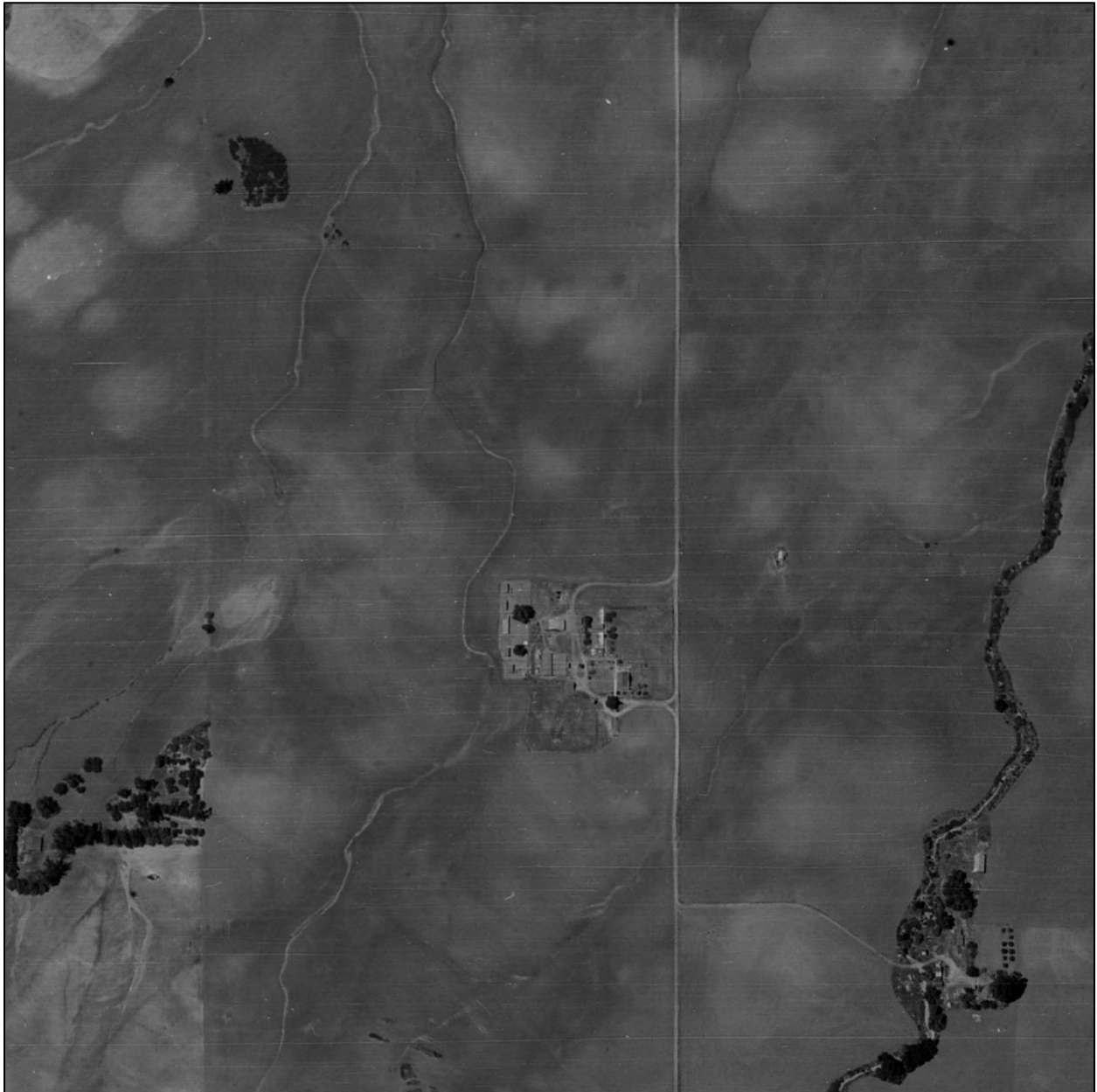
Michael Bouris passed away in 2012.

Source: *The Press-Enterprise*, September 1, 2012.

APPENDIX D

HISTORIC AND CURRENT VIEWS

Historic Photographs



1938 Historic Aerial. The Drake family home and barn is located at the center. The area that would become the subject property is located north of the Drake residence and, at the time, had not yet been developed, except as farmland.

Source: *Historic Aerial.com*.



1953 Historic Aerial. The Drake/Bouris family home and barn is located at the center. The area that would become the subject property is located north of the residence and, at the time, had not yet been developed, except as farmland. Herk and Betty Bouris purchased the property in 1951.

Source: *UC Santa Barbara Frame Finder*.



1967 Aerial Image. The image shows the subject property residence which was constructed in 1961.
Source: *Historic Aerials.com*.



1978 Aerial Image.

Source: *Historic Aerials.com*.



Historic image of the Drake family farm and home, located south of the subject property. Historic photographs of the residence on the subject property could not be found. The subject property is not shown in this photo; however, the subject property was originally part of the larger Drake/Bouris property. Source: Menifee Historical Association.

Vintage Photographs



1985 Aerial Image.

Source: *Historic Aerials.com*.



1996 Aerial Image.

Source: *Historic Aerials.com*.



2002 Aerial Image.

Source: *Historic Aerials.com*.

Current Views



Image 1: View northwest of the front (east) elevation of the residence.



Image 2: View southwest of the east elevation.



Image 3: View west of the east elevation.



Image 4: View northwest of the east elevation.



Image 5: View northeast of the south elevation.



Image 6: View northeast of the south elevation.



Image 7: View east of the rear (west) elevation.



Image 8: View southeast of the west elevation.



Image 9: View southeast of the north elevation.



Image 10: View southeast of the north elevation.



Image 11: View south of the covered walkway at the west elevation.



Image 12: View northwest of the south and east elevations of the detached garage.



Image 13: View west of the north elevation of the garage.



Image 14: View north of the south elevation of the garage.



Image 15: View north of one of the non-permanent, contemporary-era sheds.



Image 16: View west of the farmland west of the residence.



Image 17: View southwest of the farmland west of the residence.



Image 18: View southeast of the farmland south of the residence.

APPENDIX E

DPR FORM

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

Primary #

HRI #

Trinomial:

CRHR Status Code: 6Z

Other Listings:

Review Code _____ Reviewer _____ Date _____

Resource Name or #: **George and Mary Bouris Residence**

Page 1 of 16

P1. Other Identifier: 33521 Zeiders Road Residence

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Romoland; Murrieta **Date** 2022 **T** 6S; **R** 3W; ☐ of ☐ of **Sec** 22 **B.M.**

c. Address 33521 Zeiders Road **City** Menifee **Zip** 92584

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 483617.86mE/3721550.84mN

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

The subject property is sited west of Zeiders Road, and located at Riverside County Assessor's Parcel Numbers (APN) 384-150-001, towards the south end of the City of Menifee, California.

***P3a. Description:** The evaluated property consists of one historic-era residence and several non-historic structures. The buildings are sited on a large property, approximately 19.6 acres, located on the west side of Zeiders Road. The surrounding area is comprised primarily of agricultural land, rural residences, and industrial building. **See Continuation Sheet for additional description.**



***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property; HP33. Farm/ranch.

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

P5b. Description of Photo: View of front (east) elevation of residence.

***P6. Date Constructed/Age and Source:**

☒-Historic: 1961

***P7. Owner and Address:**

Betty Bouris, 33751 Zeiders Road, Menifee, CA 92584

***P8. Recorded by:**

Alexandrea Baker, M.C.P.
Urbana Preservation & Planning, LLC
www.urbanapreservation.com

***P9. Date Recorded:** January 2024

***P10. Survey Type:** Historical Resource Assessment

***P11. Report Citation:** (Cite survey report and other sources or enter "none.") Urbana Preservation & Planning, LLC, Historical Resource Analysis Report 33521 Zeiders Road, Menifee, CA, September 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI# _____

CRHR Status Code: 6Z

Resource Name or #: **George and Mary Bouris Residence**
Page 2 of 16

B1. Historic Name: George and Mary Bouris Residence

B2. Common Name: 33521 Zeiders Road

B3. Original Use: Residential & Farm/Ranch B4. Present Use: Residential

*B5. Architectural Style: Ranch

*B6. Construction History: There is one historic-era (more than 45-years old) structure on the subject property: a one-story single-family home constructed in the ranch style of architecture, built in 1961. The architect and builder of the residence could not be identified. Historic permits for the property were not available through the City of Menifee or Riverside County; the only provided documents were for projects not yet completed. Changes to the property were identified based on historic aerial images and in-person observations. The residence was constructed in 1961 on previously undeveloped farmland that was part of the larger Bouris land that extended between Howard Way to the west, Zeiders Road to the east, Keller Road to the south, and the Zeiders' family property to the north. The residence was constructed as a one-story home with a rectangular plan. The property retains this historic form. Aerial images show that there have not been any additions to the residence. **See Continuation Sheet for additional information.**

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: No related features.

B9a. Architect: Not Identified b. Builder: Not Identified.

*B10. Significance: Theme N/A Area N/A Period of Significance N/A Property Type Residential/Agricultural
Applicable Criteria CRHR Ineligible

The study area and subject property, 33521 Zeiders Road, consists of Assessor's Parcel Number (APN) 384-150-001. There is two historic-era building within the subject property: the 1961 Ranch style residence. Other structures on the property include a detached garage and two non-permanent sheds constructed in the 2000s and 2010s. The property does not qualify for designation under the CRHR. The property and buildings are not significantly associated with important events in local or regional history; it is not eligible under CRHR Criterion 1. The property is not strongly associated with the lives of persons important to local, California, or national history; it is not eligible under CRHR Criterion 2. The architect or builder of the residence could not be determined, and the residence is not an exemplary example of the ranch style of architecture; it is not eligible under CRHR Criterion 3. The property has not yielded, nor does it appear to have the potential to yield further information important in prehistory or history; it is not eligible under CRHR Criterion 4. **See Continuation Sheet for additional information.**

B11. Additional Resource Attributes: N/A

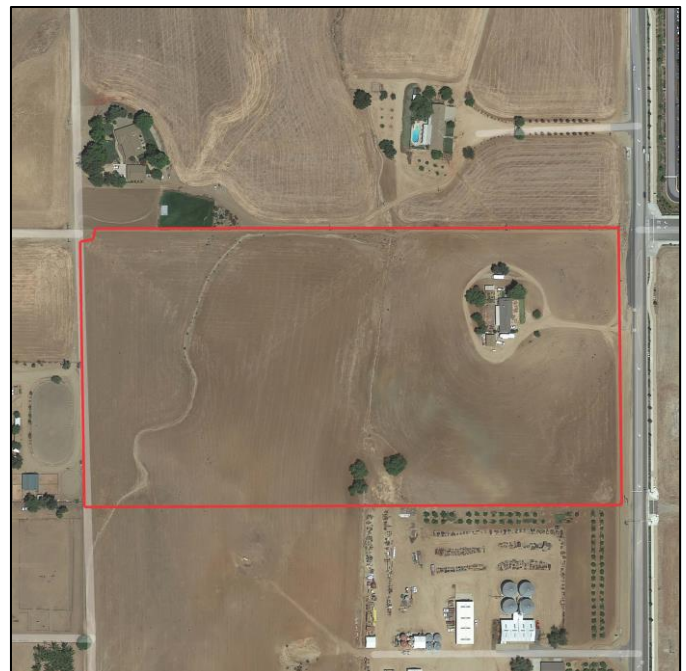
*B12. References: See Continuation Sheet for References

B13. Remarks: None

*B14. Evaluator: Alexandrea Baker, M.C.P.
Urbana Preservation & Planning, LLC

*Date of Evaluation: January 2024

(This space reserved for official comments)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

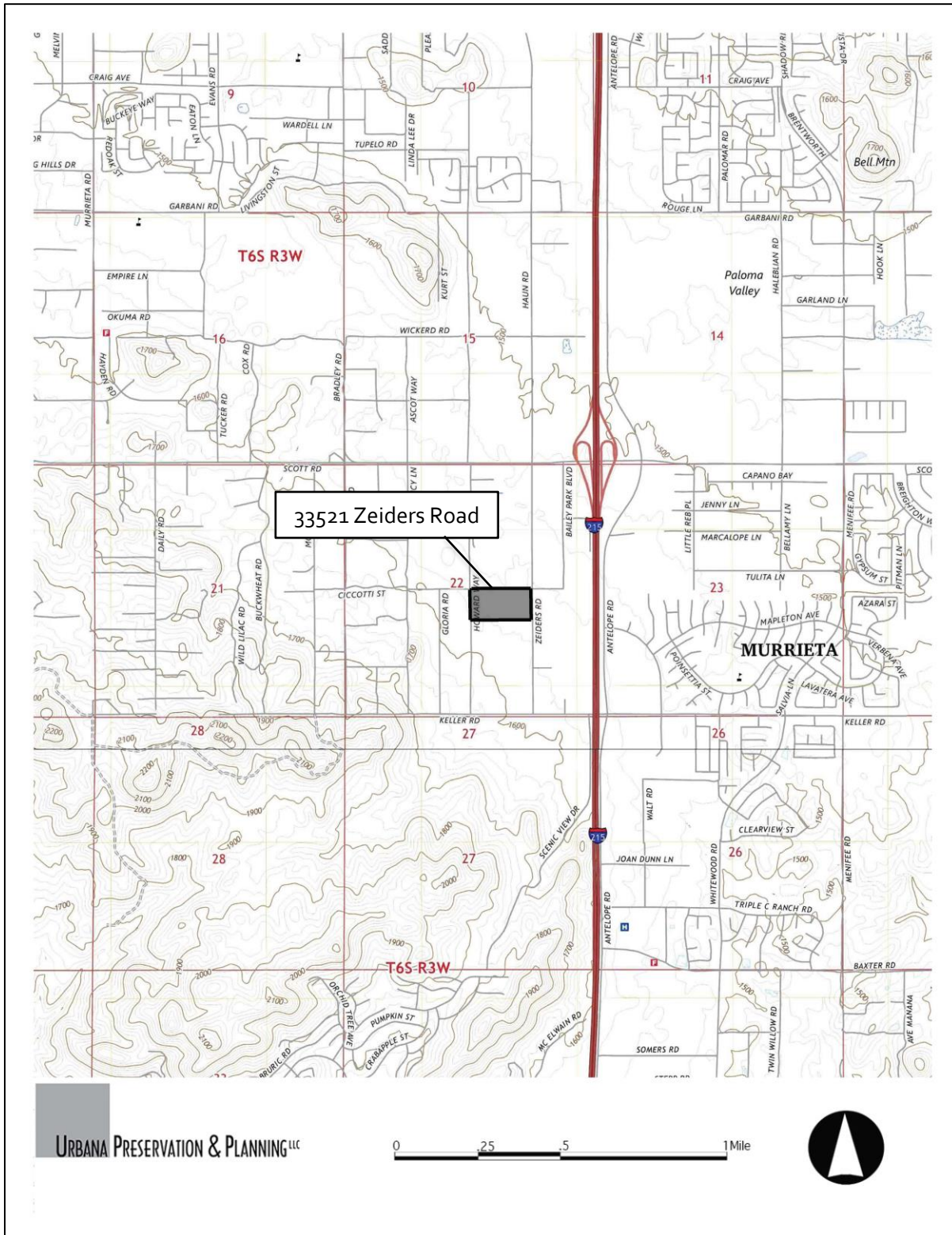
Primary# _____
HRI# _____
Trinomial# _____

Page 3 of 16

*NRHP Status Code: **6Z**

*Resource Name or # (Assigned by recorder) **George and Mary Bouris Residence**

*Map Name: Romoland & Murrieta USGS Quadrangle Maps *Date: 2022 *Scale: 1:24,000



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____
HRI# _____
Trinomial# _____

Resource Name or #: George and Mary Bouris Residence
Page 4 of 16

Site Plan



Site Plan – Residence Detail



P3a. Description (Continued from page 1)

33521 Zeiders Road Current Description

The subject property consists of approximately 19.6 acres on APN 384-15-00-01. The property is located west of Zeiders Road, and consists of a one-story single-family residence with detached garage, surrounded by farmland. The surrounding area is comprised of a mix of farmland, low-density residential, warehouses, and some commercial.

The residence was constructed in 1961 in the Ranch architectural style. The subject parcel was originally part of a larger property located to the south. The home has a rectangular plan with an attached garage and a second detached garage. The residence has a gable over hip roof with a moderate pitch, slightly lower above the garage. The roof has a moderate overhang, clad in shingles. The exterior of the residence is clad in stucco with a small portion of the front (east) elevation clad in vertical board siding.

The front (east) elevation features a single door front entrance with a small concrete stoop. Attached to the side of the stoop and extending into the roofline, adjacent to the front door, is a small, decorative wood partition wall. The front elevation has a two-car garage door, set back from the main building mass. At the front elevation there are three large horizontal sliding vinyl windows, one small horizontal sliding vinyl window, and one medium horizontal sliding vinyl window. Half of the front elevation features green vertical board siding at the top half of the exterior wall.

The south elevation features on aluminum frame horizontal sliding window. There is a box air conditioning unit inserted in the window opening, with the upper portion covered with wood board. There is a vent at the roof's gable peak.

The rear (west) elevation features a features a flat roof overhang that creates a covered walkway along the elevation. The walkway is comprised of concrete squares, and is supported by decorative metal posts. There are three doors at the rear elevation; one single exterior door, a sliding glass door, and a single door that accesses the garage. At the rear elevation there are two medium horizontal sliding vinyl windows, one large horizontal sliding vinyl window, and one small horizontal sliding vinyl window.

At the north elevation there are two medium horizontal sliding vinyl windows. There is a large metal electrical box. There is a vent at the roof's gable peak.

The detached garage is located south of the home. It features a side gable roof clad in shingles, with a two-car metal roll up door. The exterior is clad in stucco to match the main residence. The garage door is at the east elevation. This is one side entrance door at the north elevation; there are no other doors and no windows.

There is a concrete walkway from the driveway to the front door, along the rear elevation, and along the north and east elevations of the garage. There is a dirt driveway leading from Zeiders Road to the residence. The backyard of the home is surrounded by a chain-link fence. There is moderate landscaping and vegetation surrounding the home. The surrounding property is undeveloped farmland.

B6. Construction History (Continued from page 2)

Between 1967 and 1978, a covered walkway was added to the rear of the residence. This walkway cover extends approximately four feet towards the rear of the property. It extends from the roofline and is supported

by decorative metal posts. The cover walkway is above a concrete walkway/patio that extends across most of the rear elevation.

It appears that most of the windows at the residence have been replaced in the modern era. There is one aluminum frame window at south elevation; this is likely an original window. The rest of the windows (five at the east elevation, four at the west, and two at the north elevation) are modern-era horizontal sliding vinyl windows.

The detached garage located to the southwest of the residence is not original. Based on historic aerials of the property, the detached garage was constructed in 2005. The garage was constructed to be complementary to the main residence with stucco siding and a side gable roof. Non-permanent sheds north of the residence were installed in 2005, and another in 2018, according to historic aerials.

It does not appear that there have been any other substantial changes to the property. The rest of the property consists of farmland that has not changed. There are two streams that pass through the property, but it appears that they are currently dry and no longer visible. While the property was originally part of the larger 80-acre property; the property was divided into four separate parcels in 1978.

Historic photographs of the residence were not available. Permit history was requested through the City of Menifee and Riverside County; historic permits were not available.

B10. Significance (Continued from page 2)

Historical Overview City of Menifee

The area that would become Menifee was originally inhabited by the Luiseno and Pechanga Indian tribes, before coming under Spanish control in the 1700s. The first Spanish Mission in California was founded in 1769; Spanish activities continued through the 1700s, though their activities were largely confined to the coastal regions. No Europeans were known to have settled in the vicinity of the project area until the beginning of the 19th century. The region, set inland from the coastal regions, was nominally under control of Mission San Luis Rey, but was little influenced by Spanish/Mexican colonization activities. In the 1830s, after the secularization of the mission system, the Mexican government issued several large land grants in what is now southwestern Riverside County. The Menifee area was not included in any of the land grants and remained public land when California was annexed by the United States in 1848.¹

The region that would become Menifee was first settled by miners in search of gold. Luther Menifee Wilson was identified as the first miner in the area. He emigrated from Kentucky in 1880, and staked his first mining claim in what is now Menifee. In the following years, he staked several more claims throughout the region. His major claim was the Menifee Quartz Lode, in the area of Murrietta and Holland Roads, where he discovered a significant quartz lode. Menifee Valley and the town of Menifee would later derive its name from this mining operation.

The prospect of gold brought many miners to the region. Mine shafts were dug throughout the area, though none of the miners were especially successful. Samuel Walker was another mining hopeful who moved to Menifee in 1885. He prospected with his sons around the valley. David Wickerd came to Menifee in 1910, and settled near Tucker and Scott Roads. He discovered a vein of silica on his property. The most successful mining operation in Menifee was on the Wright property. Edward and Christine Write moved to Menifee from Los Angeles in 1932 and established a quarry on their property which operated until 1977. With the arrival of

more miners and settlers in the region, the surrounding area became known as the Menifee Valley. The Menifee Mining District was organized in the 1880s.²

The first Menifee Valley school was opened as settlers arrived prior to 1890. It was a simple one-story wood building built for the children of the early settlers. A larger Menifee School was built in 1890. The school was more modern with two rooms, constructed on Garbani Road. It operated until 1952, and stood until 1971 when it was destroyed in a fire. The Antelope School opened in 1913 at the southwest corner of Scott and Antelope Roads. It operated until 1952 when the school system was unified and Antelope School merged with Menifee School.³

By the time Riverside County was established in 1893, an agriculture economy had begun in the Menifee region. Farming was one of the major industries in the region for much of the area's early history, with most of Menifee's early families being involved in farming. The first farming family was headed by William and Callie Kirkpatrick, who came to Menifee from Tennessee in 1882. The family had nine children. They grew wheat on a large ranch located near Antelope and Newport Roads. William Newport was the second farmer to settle in the area. He purchased 2,000 acres of land in 1885, near Newport and Murrieta Road. He farmed wheat and raised Berkshire hogs for over 40 years. Newport was one of the major employers in the valley, and frequently hosted social events at his Menifee ranch.

Hans Christensen was another early farmer in Menifee. Christensen married Rosetta Holland in 1892. They established a farm on the land around what is now Holland and Antelope Roads. Their son, Hans Christensen Jr. married Zora McGrath, and the couple had four children. Hans Jr. and his sons formed Christensen Farms. They grew wheat and barley in the Menifee Valley for decades, until Christensen Farms closed their business in 1998.⁴

The Bouris brothers, George, Sam, and Ted, settled in Menifee in 1922, and purchased 640 acres off of Keller Road. The brothers grew wheat, grapes, fruit trees, walnuts, and olives, and sold their produce in grocery stores in Lake Elsinore. George's son, Hercules (Herk), and Sam's son, Peter, continued the farming business. Herk Bouris primarily grew wheat; he was later involved with the sugar beet industry. Peter Bouris and Herk's son, Mike, later partnered to grow winter wheat. Their wheat was sold around the world.⁵

The Menifee Valley remained a farming and mining community through most of the 20th century. The area that would become the city of Menifee would remain largely rural until the mid-1960s. Early development of the City of Menifee began with Sun City. In the early 1960s, Sun City was envisioned as an active retirement community, designed by Del Webb, a major building contractor from Phoenix, Arizona. Sun City is centrally located within what would become the City of Menifee, developed with a mix of residential and commercial activity.

In 1989, the Menifee area developed further with the construction of the master-planned community of Menifee Lakes. The area grew quickly in the late 1980s and into the 1990s. Other residential and commercial properties were subsequently developed in the Menifee region, including Quail Valley, a semi-rural residential community in the northwestern section of the city, and Romoland, a residential and commercial community located in the northeastern section of the city.

In 2008, residents voted to incorporate Menifee as Riverside County's 26th city. The new city, established on October 1, 2008, includes the communities of Menifee, Menifee Lakes, Sun City, Quail Valley, and portions of Romoland.⁶ A lack of commercial and employment opportunities in the Menifee area previously necessitated that residents drive to the nearby cities of Temecula and Murrieta to shop, dine, and work. However, in recent

years, there has been substantial growth in Menifee with a large amount of residential and commercial construction in the area.⁷

Today, the City of Menifee is located in southwestern Riverside County and encompasses approximately 50 square miles with a population of approximately 91,902 people. In the 1940s, many of the City's local roads were named after the area's early settlers. Interstate 215 cuts through the center of Menifee with the area's commercial area located along Newport, Bradley, and McCall Roads.⁸

Historical Overview - Bouris Family

The Bouris family was one of the earliest families to settle in the Menifee Valley region. In 1905, George Bouris immigrated from Kalavrita, Greece to Boston, Massachusetts at age 14 in search of work. George Bouris found employment working as a laborer on the railroads. In 1906, he traveled his way to San Francisco where he was employed as a laborer, working to rebuild the city after the 1906 earthquake. He later moved to Los Angeles; at this point, he sent for his brothers Ted and Sam to join him in the United States.

In the early 1920s, George Bouris owned a three-story billiards hall in Santa Barbara. He married Mary, also from Greece, in 1922. However, the family sought to return to a county life, similar to the one they had known in Greece. In 1922, George purchased 640 acres of land in Menifee Valley. The property was purchased for \$6,000 at the southwest corner of Antelope and Keller Road. The three Bouris brothers settled in the area and began farming the land. Ted opened a store in Lake Elsinore to market the produce from their farm. The Bouris land was comprised of approximately 30 acres of peach trees, 30 acres of walnuts, 20 acres of figs, 100 acres of vineyards and wine grapes, 10 acres of orange trees and truck crops of melons, green beans, and tomatoes. The farm also had dairy cows, pigs, sheep, and chickens for the family's use.

George and Mary Bouris raised their two children, Poula and Hercules, on the Bouris Brothers Ranch on Antelope Road. Poula married and moved to Los Angeles. Hercules (Herk) married Betty in 1950, purchasing the old Drake property on Zeiders Road in 1951. In 1951, there were only approximately 100 people living in Menifee and few houses available for purchase. Herk and Betty Bouris farmed approximately 14,000 acres of wheat, including the subject property and leasing land from Del Webb, a prominent real estate developer. Herk continued farming in Menifee Valley. The couple had two children, Michael and Mary. Michael would continue farming with his father in Menifee. They stopped farming the Zeider Road property in 2007 but continue to till the land to keep down weeds. Herk passed away in 2004. Michael passed away in 2012.⁹

Sam Bouris married Maria in Greece in 1954. Maria traveled to Menifee Valley in 1955, joining her husband. Their son Peter was born in 1957. The couple lived at the Bouis Brothers Ranch on Antelope Road until the property was sold in 1961. The family moved to a home on Highway 395. Sam passed away in 1964. In 1982, Peter became a partner in the Bouris Ranch and continued with the operation until he retired in 2005. Peter and his wife Henny have two daughters.

Ted would later become the sole owner of the Lake Elsinore produce store, the Alpha Beta Store. He operated it with his wife, Anastasia, and children until selling and retiring in 1951. The Bouris family continued the farming business in Menifee until the late 2000s. They continued farming, growing winter wheat in the Menifee Valley. Their products were widely sold, including to countries around the world. Today, the Bouris family is no longer in the farming business, though the family continues to have a presence in the area.¹⁰

Ranch Style Architecture

The Ranch style residence at 33521 Zeiders Road was originally constructed in 1961 by George and Mary Bouris. The Ranch style of architecture originated in the mid-1930s in southern California. Its simple form made it relatively cheap to construct, and it was one of the styles permitted to be built under FHA financing guidelines. Into the 1950s, Ranch style homes represented sheltered privacy and a sense of security from the happenings of the Cold War, when Civil Defense needs stressed strength of the family and home as strength of the country. Throughout the United States, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s.

After World War II, the style began to gain popularity. It was the most popular style of architecture in the 1950s and 1960s. The style was often found in large, mass constructed subdivisions. Ranch house suburbs were common across the country, especially in areas that saw a housing boom post-war. The style was especially popular in the southern, Sunbelt region, where relatively cheap land prices allowed for the sprawling style to be built. The increased use of automobiles after World War II facilitated the widespread construction of the ranch style house. Mass constructed ranch style suburbs were constructed on large swaths of undeveloped land – away from the cities. Cars made it possible for people to travel from the city to their homes in the suburbs.

The style was loosely based on early Spanish Colonial ranch houses in the American Southwest. The ranch style that came about in the mid-century was advertised as part of a casual family-oriented lifestyle for postwar families. It was more accessible to most Americans than other modern styles seen at the time. The style met the demand for housing that reflected the latest architectural aesthetic, stylistic details, and materials, including interior courtyards, aluminum framed windows, sliding glass doors, flat roofs, and masonry screen walls, while remaining affordable. The Ranch style home was typically built with a broad, one-story shape, built low to the ground, with a low-pitched roof. The front entry is typically off-center and sheltered under the main roof of the house. The garage is typically attached, elongating the building's form. They typically have a large picture window and an asymmetrical façade.¹¹

The 33521 Zeiders Road property features several character-defining features of the Ranch style of architecture including horizontal massing with attached garage, a low-pitched roof, stucco siding, asymmetrical façade, aluminum windows (all but one window have been replaced), different wall cladding, and windows of different sizes.

Identifying-exterior features of Ranch style residential buildings are listed below:

- Broad, one-story horizontal massing
- Built low to the ground
- Asymmetrical façade
- Off-center front door
- Low-pitched roof without dormers
- Moderate to wide roof overhang
- Large picture windows
- Multiple window shapes and sizes
- Integrated "slants"
- Different wall-cladding materials
- Garage attached to main façade
- One of four general subtypes that are based on roof form
 - Hipped roof
 - Cross-hipped roof
 - Side-gable roof
 - Cross-gable roof

Property Ownership History

Property ownership and occupancy was established through historical research and City of Menifee permit records. The 33521 Zeiders Road residence was originally constructed in 1961 by George and Mary Bouris. The property was originally part of a larger ranch property owned by the Drake family that was purchased by Herk and Betty Bouris in 1951. The original Drake property was approximately 80 acres between Howard Way to the west, Zeiders Road to the east, Keller Road to the south, and the Zeider family property to the north. The Drake family originally came to California in 1887. Joseph and Harriett Drake, along with their four children, traveled from Pennsylvania, stopping in Elsinore, California. The family purchased the 80 acres of farmland on Zeiders Road from George Everitt. The Drake family constructed a home and a large barn on the property by 1888 and began growing wheat. The Drake family home is located on what is now APN 384-150-006 (33751 Zeiders Rd.). The subject property was part of the property's farmland, north of the home and barn. By 1906, Joseph Drake had passed away, and Harriett passed the title for the property on to their son Lou. In 1914, Lou married Lizzie Weldon who came to Menifee from Pennsylvania. After an injury forced Lou to give up wheat farming, the couple began raising chickens and selling eggs commercially. Lou passed away in 1947.¹²

Herk and Betty Bouris purchased the approximately 80-acre Drake Ranch in 1951. Herk Bouris was born in 1928 and spent his life in the Menifee area; the Bouris family came to originally came to Menifee in 1922 and worked in agriculture. Herk and Betty wanted to live in Menifee and be farmers after they married. Mrs. Drake offered to sell her property to the couple, and they began farming the land. Herk and Betty occupied the Drake residence for many years, raising their children at the property and farming wheat.

Herk Bouris graduated from Perris High School before serving 18 months in Okinawa at the end of World War II. Herk and Betty Bouris married in 1950 and had two children, Mary Jane Carey and Mike Bouris. Herk Bouris was a self-employed wheat farmer for over 55 years. In 1961, George and Mary Bouris, parents of Herk Bouris, constructed the ranch style residence 33521 Zeiders Rd. that would become the subject property. This home was built on the approximately 80-acre Drake/Bouris property; Herk and Betty continued to occupy the original Drake ranch home, located south of the subject parcel. Betty still lives at 33751 Zeiders Road residence.¹³

The former Drake property was subdivided in 1978 when Mike Bouris, son of Betty and Herk, planned a new residence at 33801 Zeiders Road residence. It was completed in 1979. Betty's daughter-in-law, Elese, still lives there as of 2024. Mary Bouris lived at the subject property at 33521 Zeiders Rd. for 30 years, until 1991. Husband George died in 1966 and Mary died in 1997. Since 1991, the residence at 33521 Zeiders Rd. has been rented out, previously to employees of the Bouris farm and currently on a month-to-month basis. The property is still owned by Betty Bouris and is being rented to an electrician.¹⁴

Between 1961 and 1973, Herk Bouris farmed in partnership with Louis Krubsack and Chester Morrison. From 1973 to 2004, Herk Bouris farmed in partnership with his son Mike and his nephew, Peter Bouris. Herk Bouris was active on the California Sugarbeet Growers Board and the California Agricultural Stabilization and Conservation Service (ASCS) Committee. He served on the Menifee School Board for eight years and the Heritage Village Board at the Farmers Fair in Perris. Bouris spent time restoring antique tractors and equipment, and exhibited them at fairs in Tulare, Vista, and Perris. Betty Bouris was Chairman of the Commission of Missions in 1965. In 1975, Herk Bouris was elected as one of the nine directors-at-large of the California Beet Growers Association.¹⁵

Daughter Mary attended San Diego State University. Son Michael attended Polytechnic State University in San Luis Obispo.¹⁶ Michael was an agriculture engineering major.¹⁷ After graduating college, Michael (Mike) returned to the Perris Valley to continue farming with his father Herk Bouris.

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In 1976, the Bouris Ranch was farming 8,000 acres, comprised from several discontinuous land parcels throughout the area. They primarily grew wheat and barley. The father and son began working together in 1973, with Mike taking over most of the operations by 1976.¹⁸ In 1978, Herk Bouris was a member of the Perris Valley General Plan Steering Committee, with Betty Bouris an alternate member.¹⁹

Betty Bouris was involved with the Menifee Lakes Country Club and their fundraising events.²⁰ Betty Bouris served on the Local Agency Formation Commission for four years, between 1993 to 1997. The commission determines boundaries for cities and special districts.²¹ From 1997 to 1998, Betty Bouris was chair of the Menifee Valley Municipal Advisor Council (MAC). During the 1998 to 1999 term, she served as secretary. As chairman of the MAC in 1998, Bouris reported that the MAC did not support the Community Economic Development Council's (CEDCO) plan for annexation. The CEDCO had voted to support annexation of three large development projects, as well as parts of the unincorporated communities of Romoland and Homeland.²² Betty continues to be involved with the Menifee Historical Association.

Herk Bouris passed away in 2004; his legacy in the area was honored in 2012 when a new elementary school was named after him. Michael Bouris passed away in 2012. Betty continues to reside in Menifee. The remaining original property has been split into four unequal sized parcels. Betty Bouris listed as the property owner of the subject property, her daughter and granddaughters listed as the owners of two of the parcels, and her daughter-in-law listed as the owner of the fourth.²³

Table 2. Property Ownership History

Date	Owner	Source
1887-1906	Joesph and Harriett Drake	Bill Zimmerman, "The Drake Family Came by Train from Pennsylvania," <i>They Made Their Way to Menifee</i> , Menifee Valley Historical Association
1906-1947	Lou and Lizzie Drake	Bill Zimmerman, "The Drake Family Came by Train from Pennsylvania," <i>They Made Their Way to Menifee</i> , Menifee Valley Historical Association
1947-1951	Lizzie Drake	Bill Zimmerman, "The Drake Family Came by Train from Pennsylvania," <i>They Made Their Way to Menifee</i> , Menifee Valley Historical Association
1951-2004	Hercules and Betty Bouris * Larger property subdivided into four parcels in 1978.	<i>The Los Angeles Times</i> , 26 September 2004, pg. 28 "The Drake Family Came by Train from Pennsylvania," <i>They Made Their Way to Menifee</i> , Menifee Valley Historical Association
2004-Present	Betty Bouris	<i>The Los Angeles Times</i> , 26 September 2004, pg. 28 Riverside County Assessors Data, Parley Parcels

B10. Significance (Continued from page 2):

CRHR Criterion 1: 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 United States.

CRHR Criterion 1 relates to the property's association with events that have made significant contributions to local, state or national history. The subject property was originally part of a larger 80-acre agricultural property that spanned between Zeiders Road to the east, Howard Way to the west, Keller Road to the south and the Zeider property to the north. The property was initially developed as an agricultural ranch circa 1887, primarily used to grow wheat. The property continued to be farmed until, approximately, the early 2000s. The original 80-acre property has since been divided into four unequal sized parcels, with the subject property being the northern most.

The subject property is most closely related to the agricultural history of Menifee Valley. The first industry in the area was mining. However, agriculture followed soon after. By 1893, an agriculture economy had begun in the Menifee region. It quickly became one of the major industries in the area's early history. Most of Menifee's early families were involved in farming. The Kirkpatrick family, identified as the first farming family, came to Menifee from Tennessee in 1882. Other farming families soon followed, including the Newport family in 1885, the Christensen family circa 1892, and the Bouris family in 1922. Wheat was the most common crop grown in the early agricultural era of Menifee. The Menifee Valley remained a farming and mining community throughout most of the 20th century. The area would remain largely rural until the mid-1960s. In the early 1960s, the area began to undergo rapid development with the construction of commercial and residential properties.

While the larger 80-acre land may be notable as one of the earliest ranches in the Menifee Valley region, the subject property on its own does not convey this significance. The subject property as it currently exists does not adequately represent the agricultural history of Menifee. In addition to having been subdivided, the property does not include features, such as barns or silos, that would convey an agricultural use. When the property was used as an active ranch property, the main farmhouse and barn structures were located further south, on the non-evaluated, adjacent parcels. Further, the 1961 single family residence of George and Mary Bouris, located on the subject property, does not convey the agricultural history of the Menifee area. George and Mary Bouris occupied the residence after retirement from their own farming operations. By 1961, the economy in the area was shifting from mainly agricultural to a larger variety of industries. In the early 1960s, the Menifee area began to develop quickly with the construction of Sun City, a master planned retirement community with a mix of residential and commercial activity, that would become the City of Menifee. The residence was not constructed during, nor is it strongly associated, with the early agricultural period of Menifee history. For this reason, the property is not considered eligible under CRHR Criterion 1.

CRHR Criterion 2: Associated with the lives of persons important to local, California, or national history.

CRHR Criterion 2 relates to association with the lives of persons or groups significant in local, state, or national history. The Menifee area was settled by miners and farmers that came to the area in search of opportunities. The original mining and farming families that settled the area are important to Menifee's history. This larger property was owned by the Drake family who purchased the land in 1887 and built a barn and ranch house by 1888. The family farmed wheat on the property until the mid-1900s. In 1951, Hercules and Betty Bouris purchased the property and once again grew wheat on the land. The property continued to be farmed for wheat by the Bouris family until, approximately, the early 2000s. The original 80-acre property has since been divided into four unequal sized parcels, with the subject property being the northern most.

The subject property is most closely related to Hercules (Herk) and Betty Bouris. Herk Bouris spent his life in Menifee; he was part of the Bouris family that originally settled in the Menifee Valley in 1922. The Bouris

family continued to farm in the Menifee area into the early 2000s. Herk Bouris' legacy was recognized in 2012 when an elementary school in Lake Elsinore was named after him. Mike Bouris continued the Bouris family legacy of farming in the Menifee area. Herk, Betty, and Mike were all important to the agricultural history of Menifee.

Herk and Betty Bouris purchased the original 80-acre property in 1951, and constructed the single-family residence on the subject property in 1961. However, the subject property currently being evaluated is only a fraction of the original 80-acre Drake/Bouris ranch. The 1961-era residence is not the main residence used by Hercules and Betty Bouris. Research indicates that the 33751 Zeiders Road property to the south was the family's primary residence, rather than the 33521 Zeider Road subject property. The 33521 Zeiders Road property was the home of Herk's parents, George and Mary Bouris, and was not the center of the farming operation. As the family's influence is more closely associated with a different property, the 33521 Zeiders Road property would not be considered significant for association with the Bouris family. The subject property is not considered eligible under CRHR Criterion 2.

CRHR Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.

CRHR Criterion 3 is related to the architecture and architect of the subject property. The subject property includes on historic-era building, the single-family residence off of Zeiders Road. The residence at 33521 Zeiders Road was constructed in 1961 in the ranch style of architecture. The architect of the residence could not be identified. The residence is a simple example of a ranch style residence. It exhibits several character defining features of the ranch style of architecture including a broad, horizontal mass, a moderate-pitch side gable-over-hip roof, an asymmetrical façade, an attached garage, and stucco siding. However, it would not be considered an exemplary example of the style. Further, the installation of vinyl windows have altered the appearance of the home. As such, the property is not eligible under CRHR Criterion 3.

CRHR Criterion 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.

Research and analysis of the property has not yielded, nor does it appear to have the potential to yield further information important in prehistory or history. The property is not eligible under CRHR Criterion 4.

Integrity

Evaluation of integrity must always be grounded in an understanding of a property's physical features and how they relate to historic significance. To retain historic integrity, a property will possess several, and usually most, of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a property is eligible for inclusion on the CRHP Register because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability of a resource to convey its significance. Only after the historic significance of a resource is fully established can the issue of integrity be addressed. Urbana has found the 33521 Zeiders Road property not individually eligible for designation and is not eligible under any criteria. Further integrity analysis of the subject property is not merited.

***B12. References (Continued from page 2):**

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APPENDIX F

PREPARER QUALIFICATIONS

Senior Historian, **Douglas Kupel**, holds a Ph.D. in History from Arizona State University, a graduate certificate in Archaeology from the University of South Carolina, and a Bachelor of Arts in History from the University of Oregon. Doug is a cultural resources expert with a diverse background in sustainable water resources, environmental planning, and historic preservation. He meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History, Architectural History, and Historical Archaeology. He brings extensive experience in preparing National Register Nominations and completing cultural resource surveys and inventories for properties in California and Arizona, and additionally maintains exceptional leadership and project management skills having served as the Deputy Water Services Director and Environmental Program Manager for the City of Glendale, Arizona. In these positions Doug supervised several divisions and managed nine divisional budgets. He additionally worked for the City of Phoenix as a Water Advisor and Natural Resources Historian. Doug began his career working as an archaeological and historic sites consultant in California and Arizona, and later served as a Historian for the Arizona State Office of Historic Preservation (OHP). He is adjunct faculty at several colleges and universities in Arizona, having taught from 1996 forward. Doug serves on the Arizona OHP Historic Sites Review Committee (HSRC).

SELECT PROJECT EXPERIENCE

In Process	<i>US Underground Railroad Resources Theme Study Update, National Council of State Historic Preservation Officers and National Park Service.</i>
2023	<i>Eldorado-Pisgah-Lugo Project Historic-Era Built Environment Survey Report, Southern California Edison.</i>
2023	<i>Historic Resource Research Report, Friendship Hotel (San Diego, CA).</i>
2023	<i>County of San Diego Fire Mitigation Program Subject Matter Expert Surveys.</i>
2022-2023	<i>City of La Quinta Historic Resource Survey and Context Statement.</i>
2022	<i>Post Rock Resources of Kansas National Register Nominations (Gernon House, Berhorst Bros. Hardware Building, Lucas School Gymnasium).</i>
2022	<i>Preliminary Study for Caltrans Bicycle and Pedestrian Improvement Project Environmental Clearance (Pomona, CA).</i>
2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Tribal Consultation (Southern CA).</i>
2021	<i>Coast Highway Bridge Replacement Project – Caltrans Environmental Clearance (Oceanside, CA).</i>
2021	<i>4055 Lytle Creek Historic American Building Survey (HABS) Level II Documentation (Fontana, CA).</i>
2021	<i>Eisen Egg Ranch Historic American Building Survey (HABS) Level II Documentation (Norco, CA).</i>
2020	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.</i>
2020	<i>Miraloma Quartermaster Depot Historical Resource Analysis Report, Link Logistics Real Estate (Jurupa Valley, CA).</i>
2020	<i>East Gilman Channel Mitigation – Historic American Engineering Record (HAER) Documentation, Envicom (Banning, CA).</i>
2020-21	<i>US Patent Litigation Expert Witness Consulting; Hunton, Andrews, Kurth, LLP (Napa, CA).</i>
2020-21	<i>Avo Theater Rehabilitation Tax Credit Consulting, JCG Development (Vista, CA).</i>
2020-21	<i>Determination of Historic Significance Report Peer Reviews, City of Coronado (Coronado, CA).</i>
2019-2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA).</i>
2019	<i>Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.</i>

EDUCATION

Doctor of Philosophy – History
 School of Historical, Philosophical
 and Religious Studies
 Arizona State University

*Dissertation Title: Urban Water in
 the Arid West: Municipal Water and
 Sewer Utilities in Phoenix, Arizona.*

Master of Education – Educational
 Leadership
 Northern Arizona University

Master of Arts – History
 University of Arizona

Graduate Certificate –
 Archaeology
 University of South Carolina

Bachelor of Arts – History
 University of Oregon, Eugene

REGISTRATIONS

Society of Professional
 Archaeologists – Registered
 Professional Archaeologist,
 No. 10353

Organization of American
 Historians
 No. 48527

PUBLICATIONS

*Fuel for Growth: Water and
 Arizona's Urban Environment*
 University of Arizona Press, 2006

PROFESSIONAL EXPERIENCE

Senior Historian / Archaeologist:
 Urbana Preservation & Planning,
 LLC (San Diego, CA) 2019-present

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Urban / Preservation Planner + GIS Technician, **Alexandrea Baker**, Alexandria holds a Bachelor of Arts in Geography, with a minor in Community and Regional Planning, from the University of Nebraska and a Master of City Planning from San Diego State University. The capstone project for her graduate degree was a partnership with Metropolitan Transit System evaluating the shared bus / bike lane on El Cajon Boulevard, a historic auto corridor envisioned for revitalization and increased density. Alex brings previous municipal experience having worked for the City of Richmond, California, where she completed research for a safe parking program, helped process project approvals, processed CEQA documents, and supported public outreach. Alex additionally worked for Alta Planning + Design where she coordinated public outreach, scheduled site visits, and completed mapping for proposed planning projects. She is a recognized GIS and cultural landscape specialist on the Urbana team. At Urbana she surveys historic-era built environment sites, conducts property specific and contextual research, identifies cultural landscapes consistent with National Register Bulletin No. 36, and prepares GIS maps for all Urbana projects. Having completed graduate school, and with her roots in the Midwestern states of Wisconsin and Illinois, Alex recently relocated from California to her hometown of St. Charles and is working to expand Urbana's presence in the region.

PROJECT EXPERIENCE

2022	<i>Determination of Historic Significance Report for 440 Pomona Avenue Coronado, California.</i>
2022	<i>Determination of Historic Significance Report for 210 E Avenue Coronado, California.</i>
2022	<i>3112 Curtis Street Mills Act Application San Diego, California.</i>
2022	<i>The Muse Mills Act Application La Jolla, California.</i>
2022	<i>Post Rock Resources of Kansas National Register Nominations.</i>
2021	<i>Olson Townhomes Historic Architectural Evaluation Huntington Beach, CA.</i>
2019-2021	<i>GIS Mapping of Historic-Era Built Environment Cultural Resources within the SCE Service Territory Mono, Tulare, Inyo, Kern, Ventura, Los Angeles, San Bernardino, Riverside, and Orange Counties, California.</i>
2021	<i>Post Rock Resources of Kansas Survey; Lincoln, Mitchell, Rush, and Russell Counties, KS.</i>
2021	<i>GIS Mapping for the To Kalon Vineyard Patent Litigation Project Hunton Andrews Kurth, LLP; Napa Valley, California.</i>
2021	<i>Determination of Historic Significance Report for 135 I Avenue Coronado, California.</i>
2021	<i>Determination of Historic Significance Report for 777 B Avenue Coronado, California.</i>
2021	<i>Determination of Historic Significance Report for 1425 7th Street Coronado, California.</i>
2021	<i>Historical Resource Designation and Mills Act Application for 2275 Evergreen Street San Diego, California.</i>
2019-2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah - Control Transmission Corridor, Historic-Era Built Environment Survey Report Inyo, Kern, and San Bernardino, Counties, California. and Clark County, Nevada.</i>
2019-2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report Kern and Los Angeles Counties, California.</i>

EDUCATION

Master of City Planning
San Diego State University

—
Bachelor of Arts— Geography,
University of Nebraska-Lincoln

PROFESSIONAL EXPERIENCE

Urban / Preservation Planner + GIS
Technician: Urbana Preservation &
Planning, LLC (San Diego, CA)
2018 – present

—
Planning Intern: Alta Planning
(San Diego, CA), 2019

—
Planning Intern: City of Richmond
(Richmond, CA), 2019

—
Planning Intern: Maxable
(San Diego, CA), 2018-
2019

—
Para Educator: Mid Valley Special
Education Cooperative (St.
Charles, IL), 2017-2018

—
Teacher Assistant: Lincoln Family
Services (Lincoln, NE), 2016-2017

MEMBERSHIPS

American Planning Association

RELATED COURSEWORK
Community and Regional Planning

GIS Applications in Planning

Plan and Design: Built
Environment



2020-2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Pisgah-Lugo Transmission Corridor, Historic-Era Built Environment Survey Report</i> San Bernardino County, California.
2020-2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report</i> Inyo and Mono Counties, California.
2020	<i>Historic Property Survey Report, Rancho Miramonte Project</i> Chino, California.
2020	<i>Historic Site Designation Report for 4350 Nabal Drive</i> La Mesa, California.
2020	<i>Historic Resource Research Report for 4630 Date Avenue</i> La Mesa, California.
2020	<i>Historic Resource Research Report for 2956 Roosevelt Street</i> Carlsbad, California.
2020	<i>Historic Resource Research Report for 5930 Division Street</i> San Diego, California.
2020	<i>Middle Ranch Pipeline Historic Resource Analysis Report</i> Santa Catalina Island, California.
2019	<i>California's Mojave Desert Region Cultural Landscape Survey, Eligibility, Documentation and Mapping Project</i> Mojave Desert, California.
2018	<i>Owens Valley, California Historic Cultural Landscape Survey, Eligibility Documentation and Mapping Project</i> Owens Valley, California.
2018	<i>Kern County Region Historic Agricultural Landscape Survey, Eligibility, Documentation, and Mapping Project</i> Kern County, California.

RELATED COURSEWORK CON'T

Urbanization of Rural Land

Active and Healthy Community
Development

Environmental Planning and Policy

Analysis and Public Affairs

SAP Environment, Health, and
Safety for Operational
Sustainability (2021 Edition)

CONFIDENTIAL ATTACHMENT
(Not for Public Review)