

HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT

KANSAS MASSACHUSETTS INDUSTRIAL PROJECT

Assessor's Parcel Numbers 210-130-015, -016, and -020
City of Riverside, Riverside County, California

For Submittal to:

City of Riverside
Community Development Department, Planning Division
3900 Main Street
Riverside, CA 92522

Prepared for:

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Title: Historical/Archaeological Resources Survey Report: Kansas
Massachusetts Industrial Project, Assessor's Parcel Numbers 210-130-
015, -016, and -020, City of Riverside, Riverside County, California

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USGS Quadrangle: Riverside East, Calif., 7.5' quadrangle; T2S R4W, San Bernardino
Baseline and Meridian

Project Size: Approximately 14.9 acres

Keywords: Phase I historical/archaeological resources survey; 2626 Kansas Avenue;
circa 1946 Colonial Radio Corporation building and circa 1948-1949
Revere Copper and Brass Company building; no "historical resources"
under CEQA

EXECUTIVE SUMMARY

Between July and October 2021, at the request of MIG, Inc., CRM TECH performed a cultural resources study for the proposed Kansas Massachusetts Industrial Project in the City of Riverside, Riverside County, California. The project entails the construction of two industrial buildings at 2626 Kansas Avenue and 1989-2069 Massachusetts Avenue, each approximately 100,000 square feet in size. The construction will require the removal of existing buildings and structures on the property, including two existing buildings at 2626 Kansas Avenue and potentially two additional buildings at 1989 Massachusetts Avenue. The project area consists of Assessor's Parcel Numbers 210-130-015, -016, and -020 and measures approximately 14.9 acres in total. It is located at the northeast corner of Kansas Avenue and Massachusetts Avenue, in the northeast quarter of Section 24, T2S R4W, San Bernardino Baseline and Meridian.

The study is part of the environmental review process for the project, as required by the lead agency, namely the City of Riverside, in compliance with the California Environmental Quality Act (CEQA) and the City's Cultural Resources Ordinance. The purpose of the study is to provide the City with the necessary information and analysis to determine whether the project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in the project area. In order to identify such resources, CRM TECH initiated a historical/archaeological resources records search and a Sacred Lands File search, pursued historical background research, contacted local historical groups, and carried out a systematic field survey of the project area, including inspection of the existing buildings and features on the property.

The results of these research procedures indicate that of the two buildings at 2626 Kansas Avenue, one was originally constructed in 1946 for the Colonial Radio Corporation and the other in 1948-1949 after the Revere Copper and Brass Company acquired the property. Since they meet the 50-year age threshold for consideration as potential "historical resources," the buildings were recorded into the California Historical Resources Inventory during this study with the temporary designation of CRM TECH 3758-1H, pending assignment of an official site number once the California Historical Resources Information System resumes normal operation¹. However, the buildings do not appear to meet the criteria for listing in the California Register of Historical Resources or for local designation by the City of Riverside as a "landmark" or a "structure of merit." As such, CRM TECH 3758-1H does not meet the definition of a "historical resource" under CEQA provisions.

Elsewhere in the project area, the buildings at 1989 Massachusetts Avenue were constructed in 1986 and, therefore, are not historic-in-age and demonstrate no potential for historical significance at this time. Elsewhere in the project area, the buildings at 1989 Massachusetts Avenue were constructed in 1986 and demonstrate no potential for historical significance at this time. No other potential "historical resources" were encountered within or adjacent to the project area. Based on these findings, CRM TECH recommends to the City of Riverside a conclusion of *No Impact* regarding "historical resources." No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are discovered during earth-moving operations associated with the project,

¹ CHRIS documents for Riverside County have recently been transferred from UCR to San Diego State University and, as such, the delay in obtaining official site numbers has been further delayed.

all work within a 50-foot radius should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
INTRODUCTION	1
SETTING	3
Current Natural Setting	3
Cultural Setting	3
Prehistoric Context.....	3
Ethnohistoric Context	4
Historic Context	6
RESEARCH METHODS	7
Historical/Archaeological Resources Records Search.....	7
Native American Sacred Lands File Search	7
Historical Research	7
Field Survey	8
Consultation with Local Historical Groups	8
RESULTS AND FINDINGS.....	8
Historical/Archaeological Resources Records Search.....	8
Native American Sacred Lands File Search	9
Historical Research	9
Field Survey	12
Consultation with Local Historical Groups	14
DISCUSSION	14
Definition	14
Resource Evaluation	16
Conclusion And Recommendations.....	17
REFERENCES	19
APPENDIX 1: Personnel Qualifications	22
APPENDIX 2: Sacred Lands File Search Results	25
APPENDIX 3: California Historical Resources Inventory Record Forms	28

LIST OF FIGURES

Figure 1. Project vicinity.....	2
Figure 2. Project location.....	1
Figure 3. Aerial view of the project area	2
Figure 4. The project area and vicinity in 1853-1878.....	10
Figure 5. The project area and vicinity in 1893-1897.....	10
Figure 6. The project area and vicinity in 1939.....	10
Figure 7. The project area and vicinity in 1948-1953.....	10
Figure 8. Student Transportation of America office building at 1989 Massachusetts Avenue	12
Figure 9. New Basis buildings at 2626 Kansas Avenue	13

INTRODUCTION

Between July and October 2021, at the request of MIG, Inc., CRM TECH performed a cultural resources study for the proposed Kansas Massachusetts Industrial Project in the City of Riverside, Riverside County, California (Figure 1). The project area consists of Assessor's Parcel Numbers (APN) 210-130-015, -016, and -020 and measures approximately 14.9 acres in total. The project entails the construction of two industrial buildings at 2626 Kansas Avenue (APN 210-130-015) and 1989-2069 Massachusetts Avenue (APN 210-130-016), each approximately 100,000 square feet in size (Figure 2). The construction will require the removal of existing buildings and structures at 2626 Kansas Avenue (APN 210-130-015) and potentially two additional buildings at 1989 Massachusetts Avenue (APN 210-130-020), although this parcel may remain relatively undisturbed (Figure 2). It is located at the northeast corner of Kansas Avenue and Massachusetts Avenue, in the northeast quarter of Section 24, T2S R4W, San Bernardino Baseline and Meridian (Figures 2, 3, and 4).

The study is part of the environmental review process for the project, as required by the lead agency, namely the City of Riverside, in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.) and the City's Cultural Resources Ordinance (Title 20, Riverside Municipal Code). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in the project area. In order to identify such resources, CRM TECH initiated a historical/archaeological resources records search and a Sacred Lands File search, pursued historical background research, contacted local historical groups, and carried out a systematic field survey of the project area, including inspection of the existing buildings and features on the property. The following report is a complete account of the methods, results, and final conclusion of the study.

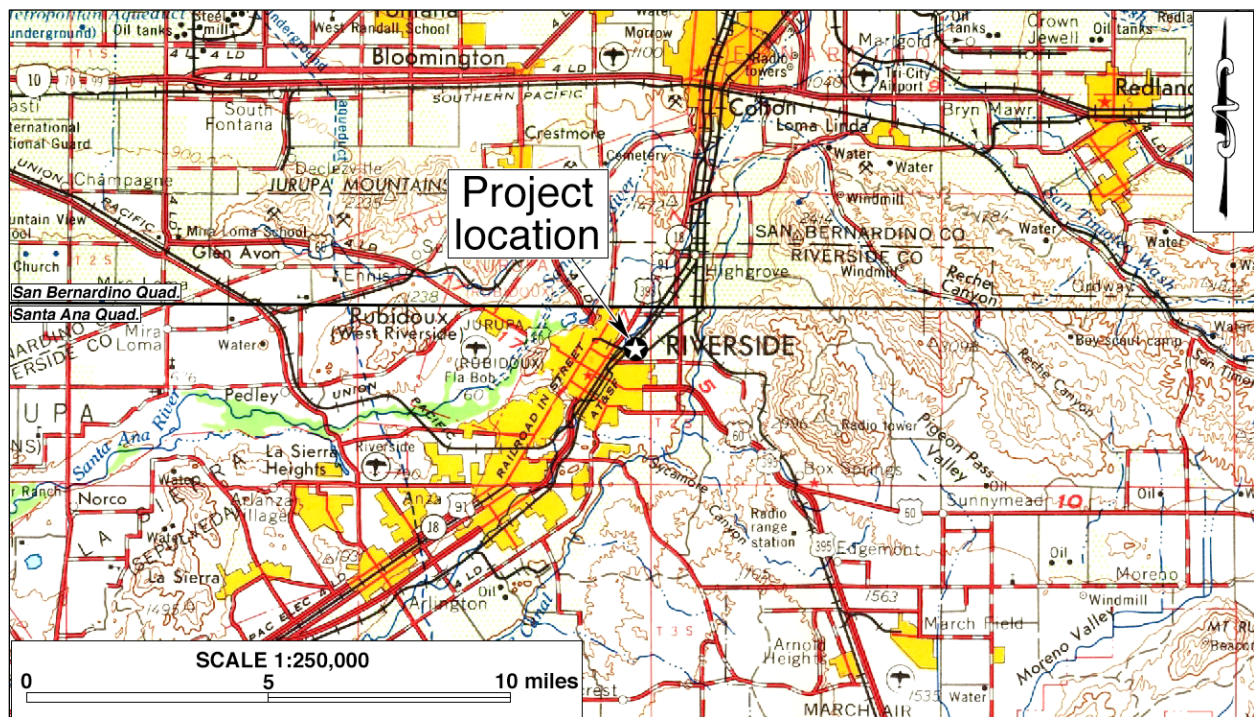


Figure 1. Project vicinity. (Based on USGS San Bernardino and Santa Ana, Calif., 120'x60' quadrangles [USGS 1969; 1979])

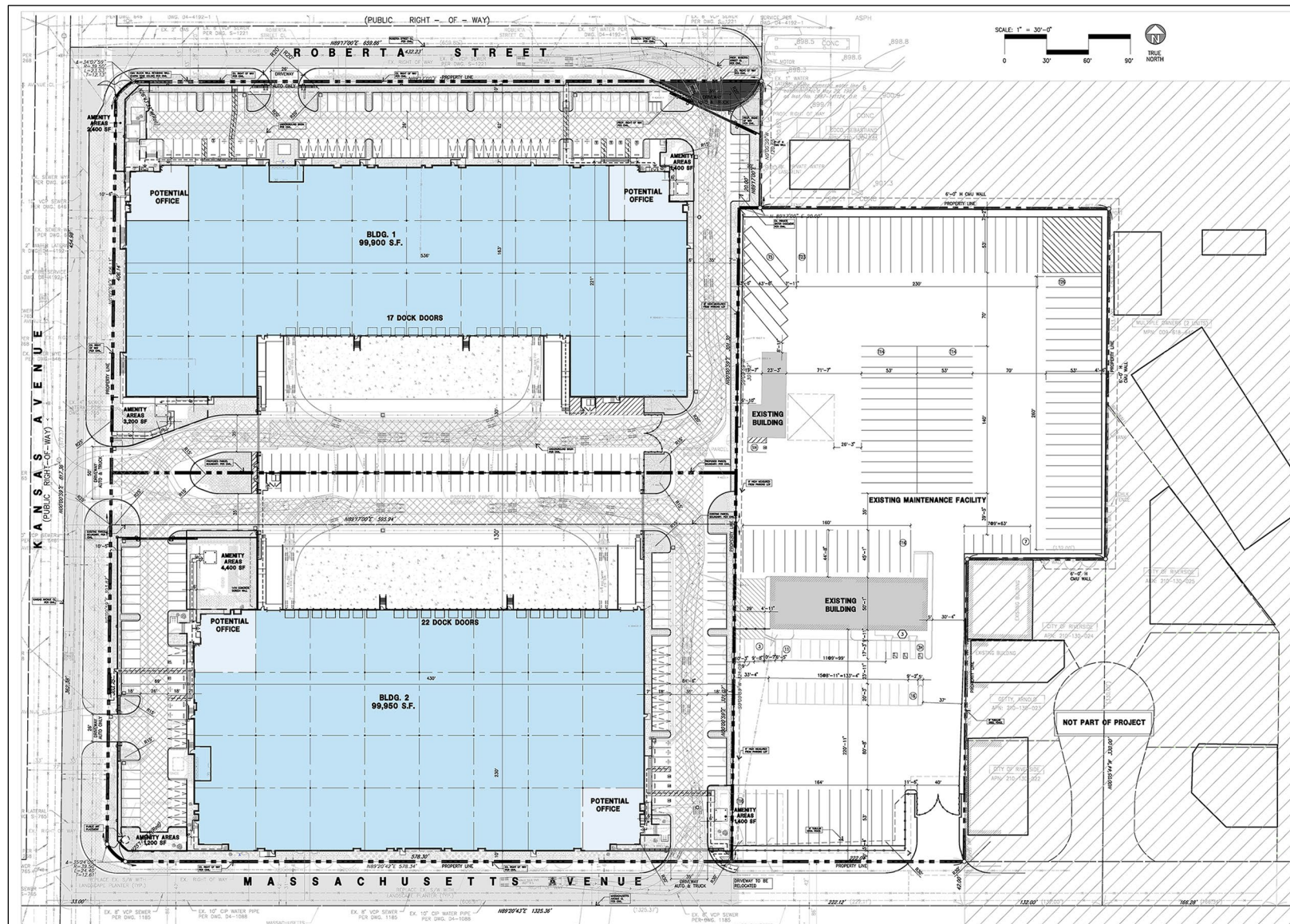


Figure 2. The site plan (provided by the Client).

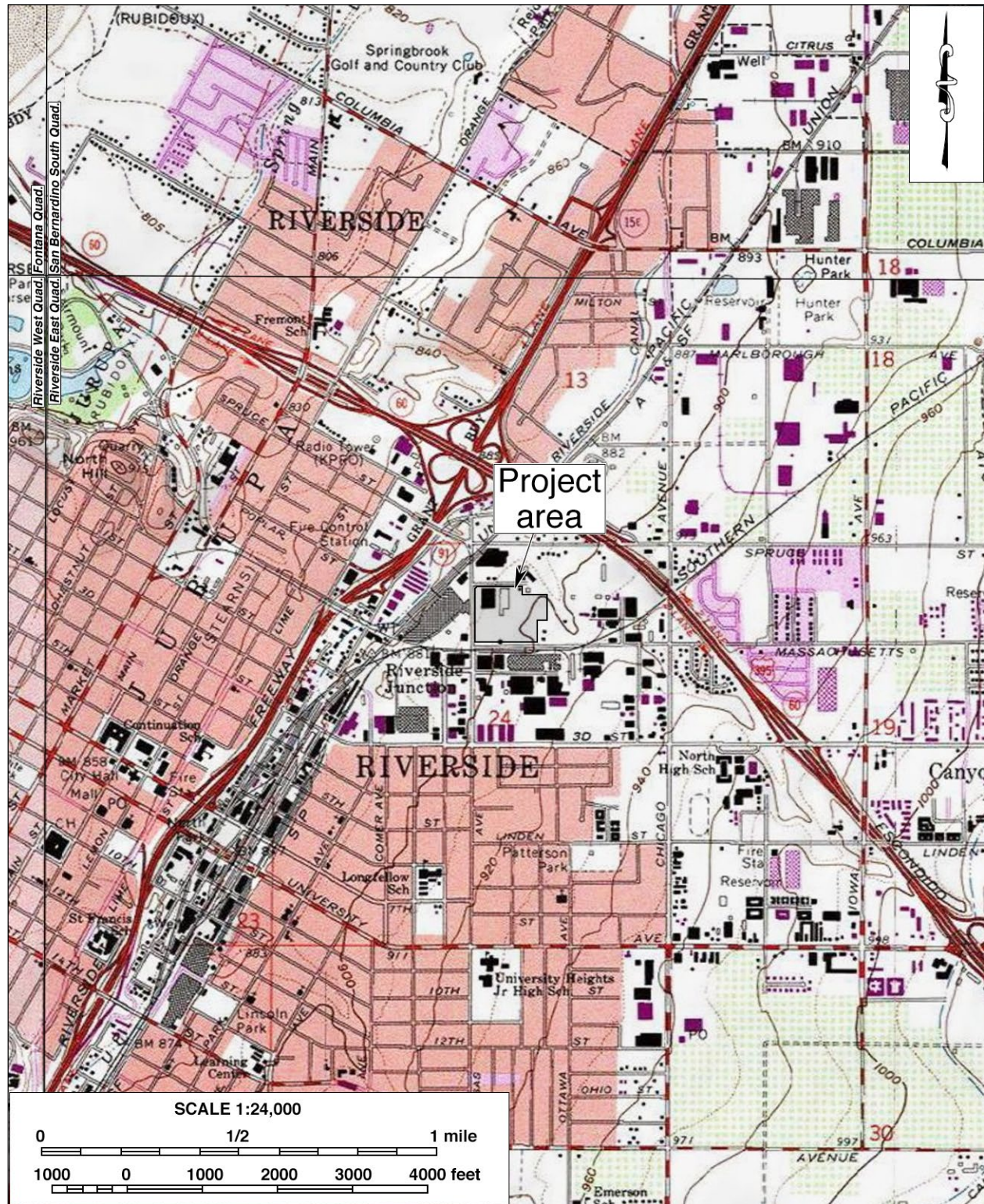




Figure 4. Aerial view of the project area.

SETTING

CURRENT NATURAL SETTING

The project area is situated a short distance southeast of the Interstate Highway 215, State Route 60, and State Route 91 freeway interchange (Figures 3, 4). The property is currently occupied by two commercial/industrial enterprises: New Basis, Inc., at 2626 Kansas Avenue (APN 210-130-015), a concrete, polymer, and fiberglass product manufacturing business, and Student Transportation of America, an office and bus maintenance yard at 1989 Massachusetts Avenue (APN 210-130-020) (Figure 4).

Besides the existing buildings housing the businesses, virtually all of the ground surface on these two parcels is paved. The third parcel in the project area, APN 210-130-016, is currently used for bus parking and storage. Episodic scraping and imported gravel in the area has resulted in a hard-packed ground surface that allows only patchy, invasive vegetation to grow through the rimosed surface. The most notable vegetation growth on the property consists of introduced landscaping trees and shrubbery, mostly planted along the perimeters of the parcels.

CULTURAL SETTING

Prehistoric Context

The earliest evidence of human occupation in western Riverside County was discovered below the surface of an alluvial fan in the northern portion of the Lakeview Mountains, overlooking the San Jacinto Valley, with radiocarbon dates clustering around 9,500 B.P. (Horne and McDougall 2008). Another site found near the shoreline of Lake Elsinore, close to the confluence of Temescal Wash and the San Jacinto River, yielded radiocarbon dates between 8,000 and 9,000 B.P. (Grenda 1997). Additional sites with isolated Archaic dart points, bifaces, and other associated lithic artifacts from the same age range have been found in the nearby Cajon Pass area of San Bernardino County, typically atop knolls with good viewsheds (Basgall and True 1985; Goodman and McDonald 2001; Goodman 2002; Milburn et al. 2008).

The cultural history of southern California has been summarized into numerous chronologies, including those developed by Chartkoff and Chartkoff (1984), Warren (1984), and others. Specifically, the prehistory of western Riverside County has been addressed by O'Connell et al. (1974), McDonald et al. (1987), Keller and McCarthy (1989), Grenda (1993), Goldberg (2001), and Horne and McDougall (2008). Although the beginning and ending dates of different cultural horizons vary regionally, the general framework of the prehistory of western Riverside County can be divided into three primary periods:

- **Paleoindian Period (ca. 18,000-9,000 B.P.):** Native peoples of this period created fluted spearhead bases designed to be hafted to wooden shafts. The distinctive method of thinning bifaces and spearhead preforms by removing long, linear flakes leaves diagnostic Paleoindian markers at tool-making sites. Other artifacts associated with the Paleoindian toolkit include choppers, cutting tools, retouched flakes, and perforators. Sites from this period are very sparse across the landscape and most are deeply buried.

- Archaic Period (ca. 9,000-1,500 B.P.): Archaic sites are characterized by abundant lithic scatters of considerable size with many biface thinning flakes, bifacial preforms broken during manufacture, and well-made groundstone bowls and basin metates. As a consequence of making dart points, many biface thinning waste flakes were generated at individual production stations, which is a diagnostic feature of Archaic sites.
- Late Prehistoric Period (ca. 1,500 B.P.-contact): Sites from this period typically contain small lithic scatters from the manufacture of small arrow points, expedient groundstone tools such as tabular metates and unshaped manos, wooden mortars with stone pestles, acorn or mesquite bean granaries, ceramic vessels, shell beads suggestive of extensive trading networks, and steatite implements such as pipes and arrow shaft straighteners.

Ethnohistoric Context

The City of Riverside lies in an area where the traditional territories of three Native American groups have overlapped since at least the Late Prehistoric and Protohistoric Periods: the Serrano of the San Bernardino Mountains, the Luiseño of the Perris-Elsinore region, and the Gabrielino of the San Gabriel Valley. Kroeber (1925:Plate 57) suggests that the Native Americans of the Riverside area were probably Luiseño, Reid (1968:8-9) states that they were Serrano, and Strong (1929:7-9, 275) claims that they were Gabrielino. In any case, there also occurred a late influx of Cahuilla during the 19th century (Bean 1978). The classic anthropological scholarship on the histories and cultures of these groups includes Kroeber (1925), Strong (1929), Bean (1978), Bean and Shipek (1978), and Bean and Smith (1978a; 1978b). The following ethnohistoric discussion is based primarily on these sources. Ethnoecological information is generally from Bean and Silva (1972) and Anderson (2013).

All four tribal groups speak Takic languages from the Uto-Aztecan family, and they shared many common features in their social organization and resource procurement strategies prior to European arrival. As with most southern California Indians, autonomous lineages or kin groups represented the basic political unit. The traditional societies were structured around villages based on the clan or lineage groups, with evidence of their home/base sites marked by midden deposits and often by bedrock mortar features. During seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders at the locations of the resources.

Subsistence was defined by the surrounding landscape, with the Native people exploiting nearly all of the resources available in a highly developed seasonal mobility system, including cultivating and gathering wild plants, fishing, and hunting. The Native diet in the region included acorns, piñon nuts, seeds, roots, wild fruits and berries, and wild onions, among a myriad of other cultivated plants. Medicinal and ceremonial plants such as California sagebrush, yerba buena, white sage, and elderberry were typically cultivated near villages. They hunted with throwing sticks, clubs, nets, traps, and snares, as well as bows and arrow. Other common tools of daily life included manos and metates, mortars and pestles, hammerstones, fire drills, awls, arrow-straighteners, and stone knives and scrapers. They also used wood, horn, and bone spoons and stirrers; baskets for winnowing, leaching, grinding, transporting, parching, storing, and cooking; and pottery vessels for carrying water, storage, cooking, and serving food and drink.

As the landscape defined their subsistence practices, the tending and cultivation practices of the tribes helped shape the landscape as well. All of them utilized controlled burns to create an open countryside with more accessible foraging material for animals, which in turn led to more successful hunting. It also increased the ease with which plant foods could be gathered and prevented out-of-control wildfires by eliminating dead undergrowth before it accumulated to dangerous levels. Coppicing, or trimming plants to the ground, resulted in straighter growth for basketry and arrow-making materials. Granitic rock outcrops were used for pounding and grinding nuts and seeds, which left their mark in the resulting bedrock milling features, one of the most common types of prehistory archaeological remains found in the region.

The traditional territory of the Luiseño extended from present-day Riverside to Escondido and Oceanside, with the Temecula Valley at its geographical center. The homeland of the Gabrielino was centered in the Los Angeles Basin, while the Serrano homeland was centered in the San Bernardino Mountains but also included the slopes and lowlands on the flanks of the mountain range and the southern portion of the Mojave Desert. The Cahuilla are generally divided by anthropologists into three groups according to their geographic locations at the time of European contact: the Pass Cahuilla of the San Geronimo Pass-Palm Springs area, the Mountain Cahuilla of the San Jacinto and Santa Rosa Mountains and the Cahuilla Valley, and the Desert Cahuilla of the eastern Coachella Valley.

As early as 1542, the coastal Gabrielino were in contact with the Spanish during the historic expedition of Juan Rodríguez Cabrillo, but it was not until 1769 that the Spaniards took steps to colonize what is now the State of California. Shortly afterwards, most of the Gabrielino and Luiseño people were incorporated into Mission San Gabriel, Mission San Luis Rey, and other Franciscan missions in southern California. The Serrano were brought into the mission system during the 1810s, when an asistencia of Mission San Gabriel was established in the San Bernardino Valley. The Cahuilla, farthest from the coast, experienced less direct impact from the Spanish mission system and, later, the establishment of large ranchos on Mexican land grants, with many of their villages remaining viable well after the American annexation of Alta California.

Despite the different levels of involvement with the Spanish-, Mexican-, and finally American-dominated “mainstream” society, the populations of all four groups dwindled rapidly during the late 18th, 19th, and early 20th centuries due to introduced diseases, dietary deficiencies, forceful reduction, and harsh living conditions at the missions and the ranchos, where the Native people often worked as seasonal ranch hands. Today, most of the Native people of Luiseño, Cahuilla, and Serrano heritage are affiliated with one of the many Indian reservations in southern California. Meanwhile, the Gabrielino, caught in the phenomenal growth of what would become one of the nation’s leading metropolises, had almost ceased to exist as a culturally identifiable group by the early 20th century (Bean and Smith 1978:540). In recent decades, however, there has been a renaissance in traditional cultural practice and cultural identity among Gabrielino descendants, much as among other Native American tribes in the region.

Historic Context

The present-day Riverside area received its first European visitors during the early and mid-1770s, shortly after the beginning of Spanish colonization of Alta California in 1769 (Beck and Haase 1974:15). After the establishment of Mission San Gabriel in 1771, the area became one of the mission's principal *rancherías*, known at the time as Jurupa (Gunther 1984:258). Despite these early contacts, no Europeans are known to have settled in the area until after the creation of the Rancho Jurupa land grant in 1838, which encompassed what is now the northern portion of the City of Riverside (Patterson 1996:121). During the 1840s, a number of other ranchos were established in the vicinity. The project area, as well as the area around it, was not included in any of these land grants, and thus remained unclaimed when California became a part of the United States in 1848 (BLM n.d.).

In 1870, the town of Riverside was founded in today's downtown area, followed in the next few years by two other colonies in the Arlington-La Sierra area (Patterson 1996:47-48, 65-69). The three separate enterprises eventually merged in 1875, and the City of Riverside was incorporated in 1883 (*ibid.*:94). The project area, a part of Riverside's eastern "highlands," was not involved in any of these early colonies, and was not incorporated into the city at the time (*ibid.*:16-17). Situated at higher elevations than the colonies' first irrigation canals, the upper plain was largely undeveloped until 1885-1886, when the completion of the Gage Canal greatly increased the acreage under cultivation in the Riverside area, marking the beginning of a new phase in the city's growth (*ibid.*:183-186). For more than a half-century after that, however, the project area remained outside Riverside city boundaries, until the city began to expand during the post-WWII period (*ibid.*:17-18).

In the 1870s and 1880s, amid a land boom that swept through southern California, the young community of Riverside grew rapidly. The most important boost to Riverside's early prosperity came with the introduction of the navel orange in the mid-1870s (Brown 1985:56-57). Its instant success in Riverside led to the spread of citrus cultivation throughout southern California, and propelled Riverside to the forefront of the citrus industry (*ibid.*). While the fruit was once packed at the groves, the exponential expansion of the industry created a need for mechanized processing plants. Eventually, more than 200 packing houses were built in the city, typically along the railroad lines (*ibid.*), including the southwestern portion of what is now the Hunter Industrial Park, in which the project property is located.

In 1893, after a bitter local political dispute, Riverside split itself from San Bernardino County, and became the county seat and the dominant urban center of the newly created Riverside County (Patterson 1996:209-210). Since the mid-20th century, with the increasing diversification of its economic livelihood, much of Riverside's once extensive citrus acreage has given way to urban expansion. Nevertheless, the "citrus culture" that developed from the city's orange-dominated past continues to be an integral part of the community identity to the present time.

Historically, the Hunter Park area has been at the nexus of all major transportation thoroughfares linking Riverside to Los Angeles, Orange County, the Perris and Temecula Valleys, and San Bernardino (GLO 1877; 1878). Beginning in the 1880s, the completion of the Santa Fe, Southern Pacific, and Union Pacific Railways further cemented its position as an important transportation corridor (USGS 1901-1942). With the coming of the automobile age in the early 20th century, the

heritage was carried on by Highways 18, 60, and 395, and eventually by today's Interstate Highway 215, State Route 60, and State Route 91 (USGS 1953-1980).

Heightened production efforts during World War II and the subsequent boom of the late 1940s and 1950s accelerated Riverside's industrial, residential, and commercial development, including the Hunter Industrial Park area. With its available open land located close to major transportation arteries, this portion of the city proved to be an attractive site for industrial interests, including Colonial Radio Corporation and Revere Copper and Brass Company, which were based in the project area when the existing buildings were constructed in the mid- to late 1940s, as discussed further below.

RESEARCH METHODS

HISTORICAL/ARCHAEOLOGICAL RESOURCES RECORDS SEARCH

The historical/archaeological resources records search service for this study was provided by the Eastern Information Center (EIC), University of California, Riverside, on August 31, 2021. During the records search, EIC staff examined maps and records on file for previously identified cultural resources and existing cultural resources reports within a half-mile radius of the project area. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, or Riverside County Historic Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

NATIVE AMERICAN SACRED LANDS FILE SEARCH

On June 23, 2021, CRM TECH submitted a written request to the State of California's Native American Heritage Commission for a records search in the commission's Sacred Lands File. The NAHC is the State of California's trustee agency for the protection of "tribal cultural resources," as defined by California Public Resources Code §21074, and is tasked with identifying and cataloging properties of Native American cultural value, including places of special religious, spiritual, or social significance and known graves and cemeteries throughout the state.

HISTORICAL RESEARCH

General historical background research for this study was conducted by CRM TECH historian/architectural historian Terri Jacquemain and principal investigator Bai "Tom" Tang (see App. 1 for qualifications) on the basis of published literature in local and regional history, U.S. General Land Office (GLO) land survey plat maps dated 1877-1878, U.S. Geological Survey (USGS) topographic maps dated 1901-1980, and aerial photographs taken in 1948-2021. The historic maps are available at the websites of the U.S. Bureau of Land Management and the USGS, and the aerial photographs are available at the Nationwide Environmental Title Research (NETR) Online website and through the Google Earth software.

Following the identification of historic-period buildings in the project area, more focused historical research was conducted by Terri Jacquemain to determine past uses, owners, and historical associations. Sources consulted during this phase of the research included real property tax assessment records of the County of Riverside, building safety records of the City of Riverside, contemporary news accounts, and online sources pertaining to Riverside industrial development, architects, and previous owners of the property.

FIELD SURVEY

On September 10, 2021, Terri Jacquemain carried out the field survey of the project area. Since the project area is almost completely covered by buildings, asphalt pavement, gravel, and material storage, the survey was conducted by meandering across the property and opportunistically inspecting the ground surface wherever it was exposed, which was mostly limited to the perimeter and a large area of hard-pack ground in the southwestern portion. Considering the extensive ground disturbance from past development, the survey procedures were deemed adequate for the study.

As part of the survey, Jacquemain completed a field inspection of all buildings and structures in the project area and performed recordation procedures on the two New Basis industrial buildings at 2626 Kansas Avenue, which were known to be more than 50 years of age. To facilitate proper recordation of the buildings, Jacquemain made detailed notations and preliminary photo-documentation of their characteristics and current conditions. The resulting data were compiled into standard record forms for submittal to the California Historical Resources Inventory.

CONSULTATION WITH LOCAL HISTORICAL GROUPS

As a part of the research procedures, the Riverside Historical Society, the Old Riverside Foundation, and the Riverside County Mexican American Historical Society were contacted between September 21 and October 7, 2021, for supplementary information on the project area, especially pertaining to the existing buildings, and to inquire about potential local historic interest in the buildings or concerns over their removal. The responses received are summarized in the sections below.

RESULTS AND FINDINGS

HISTORICAL/ARCHAEOLOGICAL RESOURCES RECORDS SEARCH

EIC records indicate that the only existing cultural resources study on file that included the project location was a large-scale overview completed in 2003 for the Hunter Park Redevelopment Plan (Doan et al. 2003). Covering a total of 2,625 acres, that study was aimed at an inventory of previously identified cultural resources and an overall archaeological sensitivity assessment and did not include a systematic, intensive-level field survey of the entire area or in the vicinity of the current project (*ibid.*). The results of the 2003 study suggest that the current project area, among the fully developed properties, was relatively low in sensitivity for archaeological resources of either prehistoric—i.e., Native American—or historical origin (*ibid.*:17-18).

Within the half-mile scope of the records search, the records search identified 19 additional studies completed between 1990 and 2017 and 120 previously recorded cultural resources. All but three of the 120 known resources were buildings from the historic period, and the other three represented the Riverside Upper Canal (33-004495/CA-RIV-4495H), the Riverside Lower Canal (33-004791/CA-RIV-4791H), and a segment of the Southern Pacific Railroad (33-009774). No prehistoric cultural resources were previously recorded within the records search scope.

The nearest among the known cultural resources was the Southern Pacific Railroad, which once traversed just to the south of the project location, on the opposite side of Massachusetts Avenue, but has since been removed at that location. None of the other resources were found in the immediate vicinity of this project. Since none of these previously recorded resources will receive any effect from the project, either directly or indirectly, they require no further consideration during this study.

NATIVE AMERICAN SACRED LANDS FILE SEARCH

In response to CRM TECH's inquiry, the NAHC states in a letter dated August 5, 2021, that the Sacred Lands File search identified no Native American cultural resource in the project area (see App. 2). Noting that the absence of specific information would not necessarily indicate the absence of cultural resources, however, the NAHC recommended that local Native American groups be consulted for further information and provided a referral list of 22 individuals associated with 15 local Native American groups who may have knowledge of such resources. The NAHC's reply is attached in Appendix 2 for reference by the City of Riverside in future government-to-government consultations with the pertinent tribal groups, if necessary.

HISTORICAL RESEARCH

In the late 1870s, less than a decade after the Riverside colony was founded, several settlers' residences and agricultural fields were noted in the area around the project location, along with a few roads and the Riverside Upper Canal (Figure 5). One of the roads, identified as "Road to Colton," ran generally in a southwest-northeast direction and passed partially across the northwestern portion of the project area (Figure 5). Twenty years later, these winding early roads were replaced by a more regular grid of roads, including the forerunners of present-day Kansas Avenue and Massachusetts Avenue (Figure 6). The entire project area remained vacant at that time, and the most notable features in the surrounding area were two major railroads that linked Riverside to the rest of the U.S., namely the Southern California Railroad to the west of the project location, a Santa Fe subsidiary, and the now-dismantled Southern Pacific Railroad to the south (Figure 6).

Over the first four decades of the 20th century, the urban core of the City of Riverside gradually expanded beyond the original town site, and by 1939 most of the streets and roads in the project vicinity had been laid out much as they are today (Figure 7). At that time, most of the land around the project location was evidently dedicated to the cultivation of citrus fruits (Fig. 6). Meanwhile, five buildings had appeared within the project boundaries by then, but none were of industrial scale or compatible in location to the buildings in the project area today (Figures 7, 8).

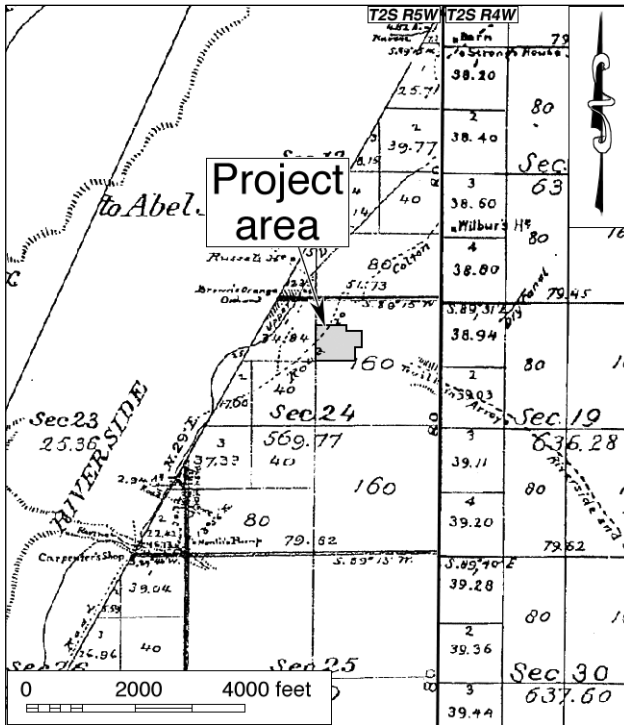


Figure 5. The project area and vicinity in 1853-1878.
(Source: GLO 1877; 1878)

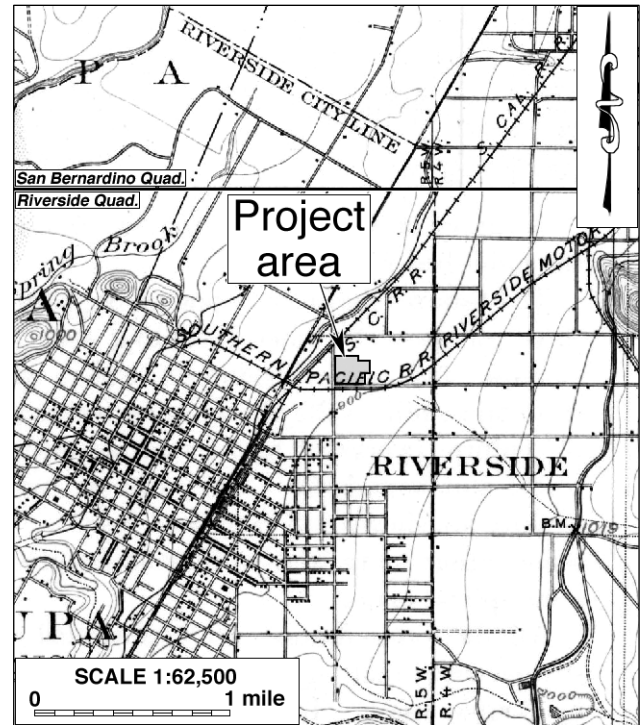


Figure 6. The project area and vicinity in 1893-1897.
(Source: USGS 1901a; 1901b)

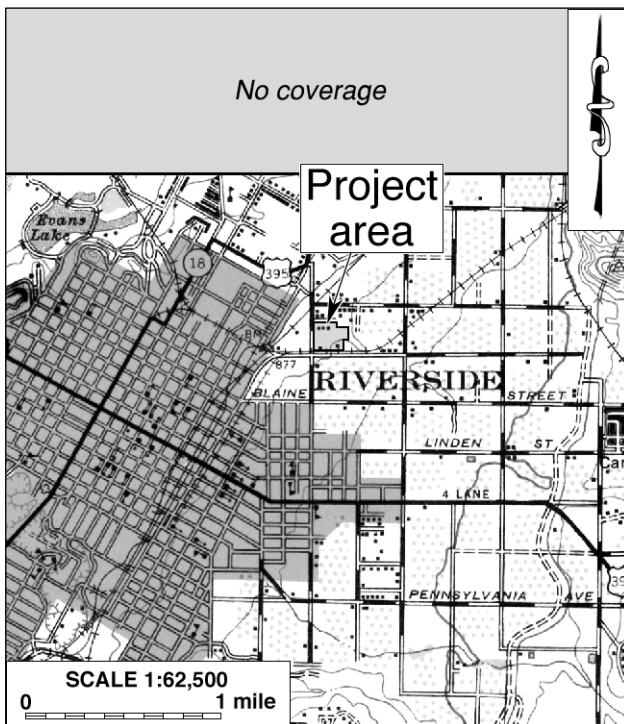


Figure 7. The project area and vicinity in 1939. (Source: USGS 1942)

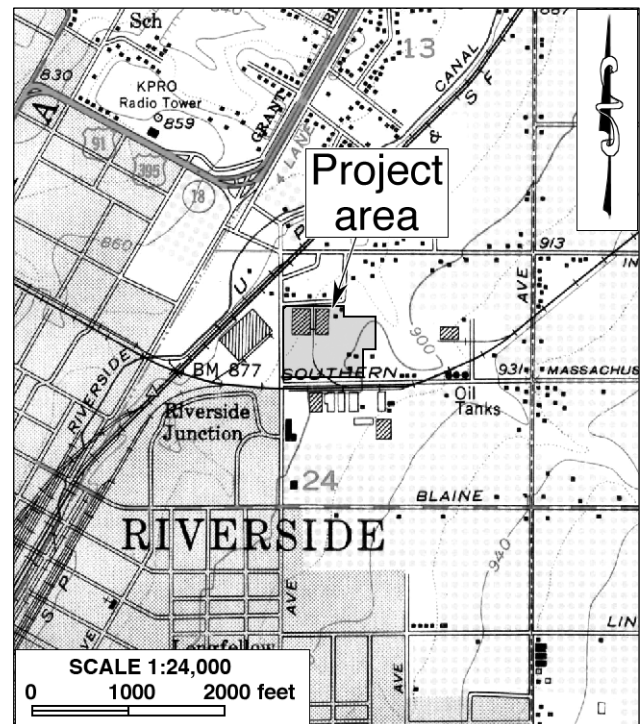


Figure 8. The project area and vicinity in 1948-1953.
(Source: USGS 1953)

Archival records of the City of Riverside indicate that the present-day New Basis, Inc., buildings at 2626 Kansas Avenue were constructed in 1946 and 1949 for the Colonial Radio Corporation and the Revere Copper and Brass Company, respectively, while the Student Transportation of America buildings at 1989 Massachusetts Avenue were built in 1986 (City of Riverside 1946-1986). The first building to be completed among these, the westerly of the two buildings at 2626 Kansas Avenue, had a railroad spur on its eastern side that connected to the Southern Pacific Railroad, but it was eventually abandoned and removed sometime in the 1960s-1970s (NETR Online 1948-1978). The rest of the project area remained mostly under citrus cultivation for at least a decade after the completion of the 1940s buildings, until all traces of the groves and the earlier buildings gradually disappeared from the landscape between 1959 and 1978 (*ibid.*).

The Colonial Radio Corporation was established in New York in 1924, during the early years of the so-called Golden Age of Radio, when commercial radio broadcasts rose to become the dominant form of home entertainment across the country (RadioMuseum.org n.d.). The company's founders, Dr. Fulton Cutting and Bowden Washington, were well-known leaders in radio technology who made receivers and transmitters for federal agencies and for in ship-to-shore radio telegraph communication (*ibid.*; Thomas 2012). Between entertainment and civilian business demands, production by the company rose from 40,000 radio receivers in 1930 to 631,000 in 1940, with Sears, Firestone, Goodyear, General Motors, Chrysler, and Dunlop among its customers (Thomas 2012). In 1940, the Colonial Radio Corporation secured its first military production contract, and by April 1942 its entire operation had become devoted to wartime military production (*ibid.*)

In 1946, the Colonial Radio Corporation expanded its wartime production to the newly completed 53,200-square-foot warehouse in the project area, which was designed by the Los Angeles architectural firm of Rowe, Rule, and Bowen and built by contractors Pritchard and Scherer of Riverside (City of Riverside 1946). With the end of World War II, however, the building was soon sold to another East Coast manufacturer, the Revere Copper and Brass Company. In 1948, the latter company was issued a permit for a second, 42,000-square-foot industrial building on the property, this one built by contractor S.C. Livingston Company of Los Angeles (City of Riverside 1948; 1949).

Dedicated exclusively to its copper-clad stainless steel pots, pans, and other cookware, the famed foundry operated for 13 years at the Riverside plant and employed as many as 160 workers before closing in 1962 (Anonymous 2012; Lech 2018). A diligent search of online architectural and genealogical databases and inquiries sent to building and architectural firms and to Los Angeles Conservancy Preservation Coordinator Eric Van Breene yield no further information on any of the architectural or construction firms associated with either building.

Bridgeport Brass, the next company to occupy these buildings, made a number of alterations to them in 1964 (City of Riverside 1964). The company and its subsidiaries apparently had operations in other nearby buildings as well, but little else could be found about the activities at this location. By at least 1983 and possibly as early as 1970, Associated Plastics, Inc., had become the occupant at this address (City of Riverside 1983; New Basis n.d.). In 2000, the company was integrated with Associated Concrete Products under the name New Basis, which remains in operation on the property today (City of Riverside 1999; 2000; New Basis n.d.).

FIELD SURVEY

During the field survey, no physical remnants of the railroad spur or the earlier buildings on the property were encountered, nor were any other archaeological features or artifact deposits of either prehistoric or historical origin. As noted in the Current Natural Setting section, essentially no native, undisturbed soil was visible. The soil in the few landscaped areas consisted of silty fill soil while the area used for bus parking consisted of gravelly hard-packed fill soil. Due to the extensive ground disturbance throughout the study area, the subsurface of the property appears to have a low potential to contain significant prehistoric or historical-era resources. The field inspection, however, confirms that the project vicinity features medium-scale commercial/industrial buildings of mixed vintages, with many of the older ones sporting modern exterior upgrades today, such as new entryways, windows, and roof forms. The modern buildings at 1989 Massachusetts Avenue, including a two-story office building (Figure 9) and a



Figure 9. Student Transportation of America office building at 1989 Massachusetts Avenue, circa 1986.

vehicle maintenance building behind it, are of standard design and construction for buildings of similar nature and demonstrate no special qualities in architecture, engineering, or aesthetics. As such, they are not considered potential “historical resources.” Adjacent to the project area, Kansas Avenue, Massachusetts Avenue, and Roberta Street are all known to trace their origins to the historic period, but as a result of repeated upgrading and regular maintenance over the years these working components of the modern transportation infrastructure exhibit no distinctive historical character. Therefore, they require no further study.

Furthermore, as noted in the results of the records search section, no previously recorded resources were found in the immediate vicinity of this project and none of the previously recorded resources have been found to be eligible for the National Register. Therefore, the proposed project will not have any adverse indirect effects on any known resources that are eligible for inclusion in the National Register.



Figure 10. New Basis buildings at 2626 Kansas Avenue. *Upper left*: the 1949 building constructed by the Revere Copper and Brass Company, view to the southwest; *upper right*: the 1946 Colonial Radio Corporation building, view to the northeast; *bottom*: the Colonial Radio Corporation building, view to the north.

The two buildings at 2626 Kansas Avenue both retain sufficient historical characteristics to appear compatible to their 1946-1949 origin (Fig. 9). As such, they were collectively recorded into the California Historical Resources Inventory and designated temporarily as CRM TECH 3758-1H, pending assignment of an official site number once the California Historical Resources Information System resumes normal operation (see App. 3). Based on the results of the field inspection and the other research procedures, these two buildings represent the only potential “historical resources” present within or adjacent to the project area.

Overall, the buildings represent relatively intact examples of modest 1940s industrial building design. The westerly building, constructed in 1946, is a tall, one-story, rectangular-shaped steel frame-and-truss structure on a concrete foundation oriented north-south and facing west. A low parapet conceals a flat roof over tan-colored, board-formed concrete exterior walls, and steps twice to meet a medium-pitched shed roof that encompasses the building on all but the primary façade. Parts of the building under the apron roof are enclosed, for example a concrete block addition at the southern end, while other areas are open and shelter large storage tanks or are used for material storage. A centered main entryway interrupts the windows on the west side and is filled with a set of steel-and-glass commercial doors flanked by sidelights and with a fixed transom overhead. Over the entry affixed to the building is the company name “new basis” (in lower case font). Banks of steel-framed divided-pane windows serve as the main design element across the primary facade and the southern side, with intermittent casement or hopper windows mixed among fixed sashes.

Alongside this building and about 15 feet to the east is the 1949 building, a north-south oriented utilitarian steel structure resting on a concrete foundation. It is composed of two one-story rectangular masses of pieced and riveted panels and a two-story rectangular mass clad in much longer siding panels pieced together in tooth-and-groove fashion, which appear to be from a fairly recent refurbish. Each section is surmounted by a low-pitched front-gable roof, together forming three parallel gables of roughly equal width, all sheathed with corrugated metal sheets. Despite some information that the building has one of the few examples of the once-popular sawtooth roof in Riverside, the roof form does not conform to the sawtooth design, which would feature a series of ridges at dual pitches and with the steeper, often vertical, surfaces glazed for daylighting (see below, Consultation with Local Historical Groups).

CONSULTATION WITH LOCAL HISTORICAL GROUPS

Responding on behalf of the Old Riverside Foundation, Andy Melendrez, a former Riverside city councilman, stated that while rejuvenation of the city's industrial area was welcome and expected, he had in the past sought alternatives to demolition of buildings in the area. He conveyed the opinion that adaptive reuse and other creative alternatives deserve consideration when feasible. Mr. Melendrez, however, had no specific information or comments regarding the buildings in the project area. Linda Salinas Thompson, founder of the Riverside County Mexican American Historical Society, stated that she remembered the New Basis buildings being present when she was young but had no further comment regarding them.

DISCUSSION

DEFINITION

The purpose of this study is to identify any cultural resources within or adjacent to the project area, and to assist the City of Riverside in determining whether such resources meet the official definition of "historical resources," as provided in the California Public Resources Code, in particular CEQA. According to PRC §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

More specifically, CEQA guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). In other words, buildings, structures, sites, or districts that belong to one or more of the following three categories are to be considered "historical resources" for the purposes of CEQA compliance (160 Cal. App. 4th 1051):

- Mandatory historical resources: properties that are listed in or formally determined to be eligible for listing in the California Register of Historical Resources;
- Presumptive historical resources: properties that are designated in an officially established local register, recognized by local ordinance, resolution, or general plan, or identified in a local survey

prepared in accordance with PRC §5024.1(g), unless determined not to be historically or culturally significant by the lead agency upon a preponderance of the evidence;

- Discretionary historical resources: properties that are determined to be historically significant in the lead agency's discretion, independent of any decision to list or designate them in a national, state, or local register of historical resources.

Regarding the proper criteria of historic significance evaluation, CEQA guidelines mandate that "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" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (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 our 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.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

A local register of historical resources, as defined by PRC §5020.1(k), "means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." For individual properties in the City of Riverside, the City's Cultural Resources Ordinance provides two categories of historical significance designation, "Landmarks" and "Structures (or Resources) of Merit," the criteria for which are outlined in Riverside Municipal Code §20.50.010. A "Landmark," according to the ordinance means:

- A. Any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity; and
 - B. Meets one or more of the following criteria:
 1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
 2. Is identified with persons or events significant in local, state or national history;
 3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
 4. Represents the work of a notable builder, designer, or architect, or important creative individual;
 5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
 6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
 7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
 8. Has yielded or may be likely to yield, information important in history or prehistory.
- (RMC §20.50.010)

An improvement or natural feature meeting one or more of the above criteria, yet not formally designated as a landmark by the City Council, may be an eligible landmark.

An improvement or natural feature meeting one or more of the above criteria, yet not having the high degree of integrity to qualify as a landmark, may qualify as a structure or resource of merit.

For the status of “Structure (or Resource) of Merit,” the ordinance set forth the definition and criteria as follows:

“Structure (or Resource) of Merit” means

- A. Any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City while retaining sufficient integrity; and:
- B. Meets one or more of the following criteria:
 - 1. Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.
 - 2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
 - 3. Is connected with a business or use which was once common but is now rare;
 - 4. Has yielded or may be likely to yield, information important in history or prehistory; or
 - 5. Represents an improvement or Cultural Resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains necessary integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit. (RMC §20.50.010)

In addition, City of Riverside policies also require potential “historical resources” identified within the City’s jurisdiction to be evaluated for listing in the National Register of Historic Places. The eligibility for inclusion in the National Register is determined by applying the Secretary of the Interior’s criteria, developed by the National Park Service as per provision of the National Historic Preservation Act, which are essentially identical to the California Register criteria. Federal regulations provide the National Register criteria as follows:

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

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history. (36 CFR 60.4)

RESOURCE EVALUATION

In summary of the research results outlined above, the only potential “historical resource” identified in the project area is CRM TECH 3758-1H, consisting of the two 1940s-vintage industrial buildings at 2626 Kansas Avenue. The buildings have not been listed or formally determined eligible for listing in the California Register of Historical Resources, nor have they been previously designated by the City of Riverside as being historically significant. Consequently, CRM TECH 3758-1H does not constitute a “historical resource” in the categories of “mandatory historical resource” or “presumptive historical resource.” As such, they are evaluated against the California Register criteria as a potential “discretionary historical resource,” and against the City-mandated criteria.

Although both of these buildings represent long-lived elements of a long-lived industrial area of the city, according to guidelines set forth by the National Park Service for the National Register of Historic Places and adopted by the State Office of Historic Preservation for the California Register of Historical Resources (NPS 1997) they do not appear to meet the criteria for listing in these registers. Despite extensive research, this study has discovered no evidence that either of these buildings is closely associated with any persons or events, either a specific event or a pattern of events, of recognized significance in national, state, or local history. While the companies responsible for their initial construction, the Colonial Radio Corporation and the Revere Copper and Brass Company, were both prominent in their respective fields of specialty at the time, neither of them is known to have left the kind of long-lasting and tangible influence on American life required by the criteria.

In terms of architectural, structural, engineering, or aesthetic merits, the buildings are utilitarian in character and are not considered important or particularly remarkable examples of any style, property type, period, region, and method of construction, nor are they known to embody the work or accomplishment of any prominent architect, designer, or builder. Furthermore, the historical theme they are most closely associated with, namely mid-20th century industrial growth, is well-documented in historical accounts, contemporary literature, as well as archival records, both nationwide and in the City of Riverside, and thus these buildings hold little potential for any new or important data for the study of this subject.

Based on these considerations, the present study concludes that CRM TECH 3758-1H, the industrial buildings at 2626 Kansas Avenue, does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, or for local designation by the City of Riverside as a “Landmark” or a “Resource of Merit.” Therefore, it does not meet the definition of a “historical resource” in the category of “discretionary historical resources.”

CONCLUSION AND RECOMMENDATIONS

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (PRC §21084.1). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.” In conclusion, CRM TECH 3758-1H, the only cultural resource of prehistoric or historic origin encountered during this study, does not appear to qualify as a “historical resource” under CEQA provisions. No other cultural resource dating to the prehistoric or historic-era was encountered during the study. Furthermore, due to the previous development activities, the

subsurface of the entire study area appears to have a low potential to contain significant cultural resources. Therefore, CRM TECH presents the following recommendations to the City of Riverside:

- No “historical resources” exist within the project area, and thus the project as currently proposed will not cause a substantial adverse change to any known “historical resources.”
- No further cultural resources investigation will be necessary for the proposed project unless development plans undergo such changes as to include areas not covered by this study.
- However, if buried cultural materials are discovered during any earth-moving operations associated with the project, all work within a 50-foot radius should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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- 2001 Archaeological Survey of the Southern California Trials Association Event Area, Little Pine Flats, Mountaintop Ranger District, San Bernardino National Forest, California. San Bernardino National Forest Technical Report 05-12-BB-106. San Bernardino, California.

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APPENDIX 1: PERSONNEL QUALIFICATIONS

PRINCIPAL INVESTIGATOR, HISTORY/ARCHITECTURAL HISTORY Bai “Tom” Tang, M.A.

Education

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| 1988-1993 | Graduate Program in Public History/Historic Preservation, University of California, Riverside. |
| 1987 | M.A., American History, Yale University, New Haven, Connecticut. |
| 1982 | B.A., History, Northwestern University, Xi'an, China. |
| 2000 | “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno. |
| 1994 | “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno. |

Professional Experience

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|-----------|---|
| 2002- | Principal Investigator, CRM TECH, Riverside/Colton, California. |
| 1993-2002 | Project Historian/Architectural Historian, CRM TECH, Riverside, California. |
| 1993-1997 | Project Historian, Greenwood and Associates, Pacific Palisades, California. |
| 1991-1993 | Project Historian, Archaeological Research Unit, University of California, Riverside. |
| 1990 | Intern Researcher, California State Office of Historic Preservation, Sacramento. |
| 1990-1992 | Teaching Assistant, History of Modern World, University of California, Riverside. |
| 1988-1993 | Research Assistant, American Social History, University of California, Riverside. |
| 1985-1988 | Research Assistant, Modern Chinese History, Yale University. |
| 1985-1986 | Teaching Assistant, Modern Chinese History, Yale University. |
| 1982-1985 | Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China. |

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PRINCIPAL INVESTIGATOR, ARCHAEOLOGY
Michael Hogan, Ph.D., RPA (Registered Professional Archaeologist)

Education

- 1991 Ph.D., Anthropology, University of California, Riverside.
- 1981 B.S., Anthropology, University of California, Riverside; with honors.
- 1980-1981 Education Abroad Program, Lima, Peru.

- 2002 “Section 106—National Historic Preservation Act: Federal Law at the Local Level,”
UCLA Extension Course #888.
- 2002 “Recognizing Historic Artifacts,” workshop presented by Richard Norwood, Historical
Archaeologist.
- 2002 “Wending Your Way through the Regulatory Maze,” symposium presented by the
Association of Environmental Professionals.
- 1992 “Southern California Ceramics Workshop,” presented by Jerry Schaefer.
- 1992 “Historic Artifact Workshop,” presented by Anne Duffield-Stoll.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
- 1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside, California.
- 1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands, California.
- 1992-1998 Assistant Research Anthropologist, University of California, Riverside.
- 1992-1995 Project Director, Archaeological Research Unit, U.C. Riverside.
- 1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C.
Riverside, Chapman University, and San Bernardino Valley College.
- 1991-1992 Crew Chief, Archaeological Research Unit, U.C. Riverside.
- 1984-1998 Project Director, Field Director, Crew Chief, and Archaeological Technician for
various southern California cultural resources management firms.

Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural Diversity.

Cultural Resources Management Reports

Principal investigator for, author or co-author of, and contributor to numerous cultural resources management study reports since 1986.

Memberships

Society for American Archaeology; Society for California Archaeology; Pacific Coast Archaeological Society; Coachella Valley Archaeological Society.

HISTORIAN/ARCHITECTURAL HISTORIAN
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- M.A. thesis: Managing Cultural Outreach, Public Affairs and Tribal Policies of the Cabazon Band of Mission Indians, Indio, California; internship served as interim Public Information Officer, Cabazon Band of Mission Indians, June-October, 2002.
- 2002 B.S., Anthropology, University of California, Riverside.
- 2001 Archaeological Field School, University of California, Riverside.
- 1991 A.A., Riverside Community College, Norco Campus.

Professional Experience

- 2003- Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/Colton, California.
- Author/co-author of legally defensible cultural resources reports for CEQA and NHPA Section 106;
 - Historic context development, historical/archival research, oral historical interviews, consultation with local communities and historical organizations;
 - Historic building surveys and recordation, research in architectural history; architectural description.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
- 2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

Membership

California Preservation Foundation.

APPENDIX 2

SACRED LANDS FILE SEARCH RESULTS

APPENDIX 3

CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS