

Appendix C

Phase I Archaeological and Paleontological Resources Inventory

Psomas

October 2023

Phase I Archaeological and Paleontological Resources Inventory

**Chacon Farm Project,
San Jacinto, Riverside County, California**

Prepared for	Ramona Dairy, LLC 2451 Ramona Expressway San Jacinto, California 92582
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October 2023

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A Eastern Information Center Cultural Resources Records Search Results
B Native American Heritage Commission Sacred Lands File Search Results
C Western Science Center Paleontology Records Search Results
D Historic Built Environment Assessment for the Chacon Farms Project

ACRONYMS LIST

AB	Assembly Bill
APN	Assessor's Parcel Numbers
ca.	circa
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information Center
CRHR	California Register of Historic Resources
EIC	Eastern Information Center
ft	feet
GPS	global positioning system
km	kilometer
NADB	National Archaeological Database
NAHC	Native American Heritage Commission
NRHP	National Register of Historic Places
PRC	California Public Resources Code
RPA	Registered Professional Archaeologist
SB	Senate Bill
SLF	Sacred Lands File
SR	State Route
USC	United States Code
USGS	United States Geological Survey
WSC	Western Science Center

**NATIONAL ARCHAEOLOGICAL DATABASE (NADB)
INFORMATION SHEET**

**Phase I Archaeological and Paleontological Resources Inventory
for the Chacon Farms Project,**

Riverside County, California

BY

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October 2023

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EXECUTIVE/MANAGEMENT SUMMARY

PURPOSE AND SCOPE

The purpose of this Phase I Archaeological and Paleontological Resource Inventory (report) study is to determine the potential for impacts to archaeological and paleontological resources within the proposed Chacon Farms Project (hereinafter referred to as the “Project”), located in Riverside County, California.

Psomas’ study consisted of an Eastern Information Center (EIC) records and literature search, a Sacred Lands File (SLF) search from the Native American Heritage Commission (NAHC), a Western Science Center (WSC) paleontological records search, and an archaeological and paleontological field survey of the proposed Project Site. This report documents the results of this study.

DATES OF INVESTIGATION

Psomas requested the cultural resources literature and records search for the Project from the EIC on September 19, 2022. The EIC completed its search on October 25, 2022. On September 19, 2022, Psomas requested that the NAHC conduct a search of its SLF to determine if cultural resources important to Native Americans have been recorded within the Project Site or in the immediate vicinity of the Project Site. The NAHC completed its search on November 22, 2022. Additionally, Psomas requested a paleontological resource record search from the WSC on November 21, 2022. The WSC completed its search on February 2, 2023.

A pedestrian survey of the Project Site was conducted on February 9, 2023. This study was completed in October 2023 and is based on the findings from the records and literature searches and the field survey of the proposed Project Site.

FINDINGS OF THE INVESTIGATION

Psomas conducted archaeological and paleontological resources field investigations within the proposed Project Site on February 9, 2023. The main goal of the investigations was to gather and analyze information needed to determine if the Project would have a significant impact on properties eligible for the California Register of Historic Resources (CRHR) and to provide mitigation measures for those resources. The results of the 2022 EIC cultural resources records searches identified five previously recorded cultural resources within a 0.8 kilometer (km, i.e., 1/2-mile) of the Project Site. The previously recorded resources include five historic structures/buildings. None of the five cultural resources identified by the EIC are located within the proposed Project. Furthermore, the NAHC Sacred Lands File search was negative for sacred sites. Additionally, the WSC paleontological resource records search was negative for paleontological resources (i.e., fossils). The 2023 field survey (archaeological and paleontological) did not identify archaeological and paleontological resources; however, it should be noted ground visibility was obscured by dense vegetation and recent flooding from rain. Additionally, the structures located on at the northern end of the Project Site date to 1940s. A separate historic built environment assessment of the structures and report will be prepared by South Environmental (see Attachment D).

DISPOSITION OF DATA

This report will be on file with Psomas, EIC, and the WSC. All field notes and other documentation related to the report are on file at Psomas.

1.0 INTRODUCTION

1.1 PROJECT DESCRIPTION AND LOCATION

The Project Site consists of three lots with approximately 75.47 acres of total lot area and is located west of Cawston Avenue North, northeast of Warren Road, north of West Esplanade Avenue, and south of West Seventh Street. The Project Site is located at 710 Cawston Avenue North in the City of San Jacinto, Riverside County within Assessor's Parcel Numbers (APNs) 432-260-009, 026, and 027. The site is surrounded by a mixture of residential and agricultural uses. Regional access to the vicinity is provided by State Route (SR) 74, approximately 3.9 miles south of the Project Site and SR-79, approximately 5.5 miles northeast of the site. More specifically, the Project Site is located on the Perris 7.5-minute United States Geological Survey (USGS) topographic quadrangle within Township 4 South, Range 3 West, and Sections 4, 33, and 34 of the San Bernardino Base and Meridian (Exhibits 1 and 2).

The properties are currently zoned RR (Rural Residential) with a General Plan Land Use Designation of VLDR (Very Low Density Residential).

The Applicant is requesting a General Plan Amendment to revise the land use designation from VLDR (Very Low Density Residential) to MDR (Medium Density Residential) for the Project Site; and a Zoning Map Amendment (Zone Change) to revise the Project Site zoning from RR Zone (Rural Residential) to the MR Zone (Medium Residential).

1.2 PROJECT PERSONNEL

The staff members for the proposed Project were selected based on their familiarity with the Site's geographic location and understanding of the archaeology and paleontology discipline. The team includes experts with extensive experience in California archaeology and prehistory, paleontology, cultural resources management, project administration, and other appropriate skills including spatial analysis. Key personnel are Registered Professional Archaeologists (RPA) who meet or exceed the Secretary of the Interior's Professional Qualification Standards (NPS 1994) for archaeology and the Society for Vertebrate Paleontology (SVP). Project roles and responsibilities are summarized below.

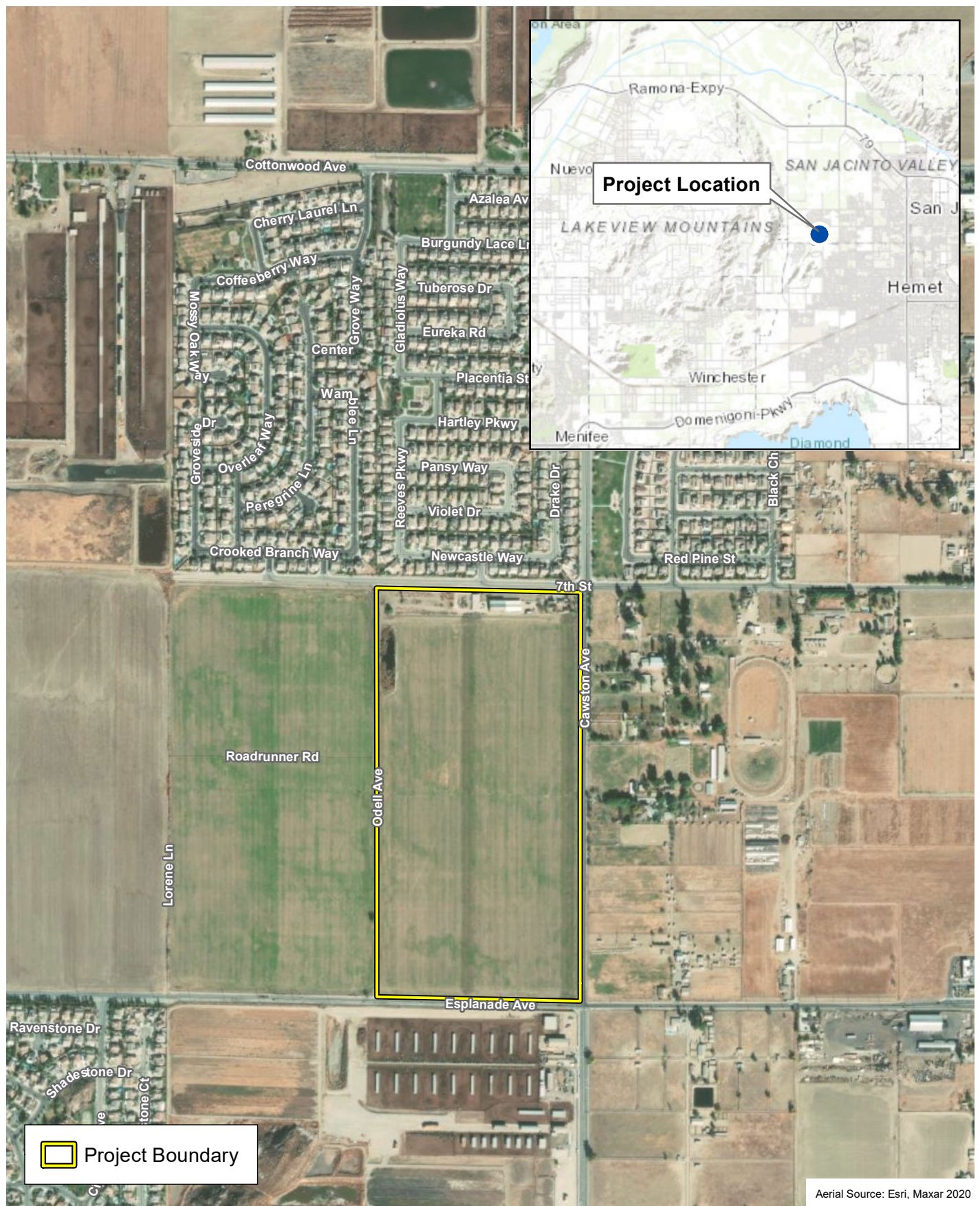
1.2.1 Charles Cisneros, M.S., RPA

Charles Cisneros is an RPA and served as the Project's Principal Investigator. Mr. Cisneros supervised all aspects of the archaeological Project, including the field survey and the preparation of this report.

1.2.2 Daniella Balassa

Daniella Balassa was responsible for contributing to the geological and paleontological history section of this report.

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Project Location

Cawston Avenue Property



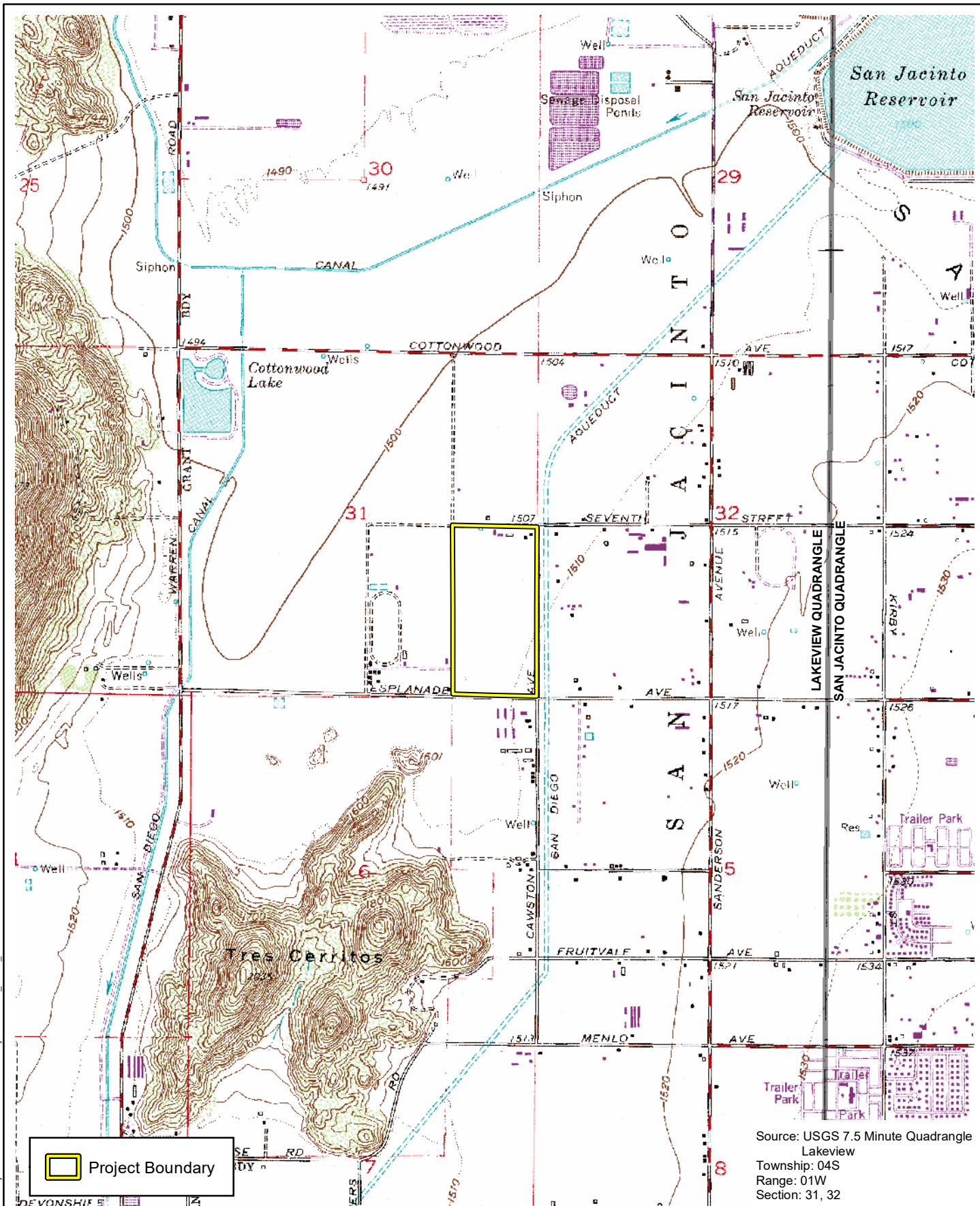
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Exhibit 1



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Topography

Cawston Avenue Property



2,000 1,000 0 2,000 Feet

Exhibit 2



2.0 **REGULATORY SETTING**

2.1 **CULTURAL RESOURCES**

Cultural resource laws, regulations, and guidelines set up the processes for defining what is or is not a significant cultural resource and include various agency procedures for managing these archaeological and historical resources and for assessing the information from the cultural remains to determine their significance. Most importantly is whether these resources are eligible for inclusion in a national or State register (i.e., the National Register of Historic Places [NRHP] and CRHR). As defined by archaeologists Thomas Neumann and Robert Sanford (2001: 27), the laws and regulations serve to do the following:

- Set forth the criteria for assessing the relative importance of cultural remains;
- Outline the procedures for reviewing assessments;
- Delineate the responsible parties involved in making such assessments;
- Identify and then define the extent of jurisdiction and responsibility of each party in the evaluation process;
- Set forth the criteria for making a determination of significance, as well as indicating which party can or cannot make such determinations;
- Set forth the criteria for the archaeological and historic preservation work performed; and
- Set forth the criteria regarding who can perform the archaeological and historic preservation work.

A summary of State and local laws, regulations, and standards that govern cultural resource management within the Project Site is provided below.

2.1.1 **State Regulatory Setting**

California Register of Historical Resources

The California Environmental Quality Act (CEQA) requires a lead agency to determine whether a project would have a significant effect on one or more historical resources. According to Section 15064.5(a) of the State CEQA Guidelines, a “historical resource” is defined as a resource listed in or determined to be eligible for listing in the CRHR (*California Public Resources Code* [PRC] Section 21084.1); a resource included in a local register of historical resources (*California Code of Regulations* [CCR], Title 14, Section 15064.5[a][2]); or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (14 CCR 15064.5[a][3]).

Section 5024.1 of the PRC, Section 15064.5 of the State CEQA Guidelines (CCR, Title 14, Chapter 3, Sections 15000–15387), and Sections 21083.2 and 21084.1 of the CEQA (PRC, Sections 21000–21189) were used as the basic guidelines for the cultural resources study. PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The purpose of the CRHR is to maintain listings of the State’s historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR, which were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP (per the criteria listed at 36 *Code of Federal Regulations* [CFR] 60.4), are stated below.

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 that:

- (1) Are associated with events that have made a significant contribution to the broad patterns of our history; or
- (2) Are associated with the lives of persons significant in our past; or
- (3) Embody the distinctive characteristics of a type, period, or method of installation, 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
- (4) Have yielded, or may be likely to yield, information important in prehistory or history.

According to Section 15064.5(a)(3) (A–D) of the State CEQA Guidelines, a resource is considered historically significant if it meets the criteria for listing in the NRHP, as stated above, in addition to the CRHR. Impacts that affect those characteristics of the resource, that qualify it for the NRHP or that would adversely alter the significance of a resource listed in or eligible for listing in the CRHR, are considered to have a significant effect on the environment. Impacts to cultural resources from the proposed Project are thus considered significant if the Project: (1) physically destroys or damages all or part of a resource; (2) changes the character of the use of the resource or physical feature within the setting of the resource that contributes to its significance; or (3) introduces visual, atmospheric, or audible elements that diminish the integrity of significant features of the resource.

The purpose of a cultural resources' investigation is to evaluate whether any cultural resources remain exposed on the surface of a project site or can reasonably be expected to exist in the subsurface. If resources are discovered, management recommendations would be required for evaluation of the resources for CRHR eligibility.

Senate Bill 18

Senate Bill (SB) 18 became effective on March 1, 2005, and it requires local governments to invite Native American tribes and Tribal Representatives, identified by the Native American Heritage Commission (NAHC), to participate in consultation about the proposed General Plan and Specific Plan adoptions or amendments for the purpose of preserving or mitigating potential impacts from a project to Native American cultural places. Once Native American tribes receive a project notification letter, they have 90 days to respond and identify if they wish to initiate consultation regarding the project, including subjects such as mitigation for any potential project impacts to tribal cultural resources.

Assembly Bill 52

Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014), which became effective on July 1, 2015, requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project, if they have requested such notice in writing. Once Native American tribes receive a project notification, they have 30 days to respond and identify if they wish to initiate consultation regarding the project, including subjects such as mitigation for any potential project impacts to tribal cultural resources. A tribal cultural resource is defined as either a site, feature, place, or cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is eligible for the CRHR or a local historic register. If a tribe requests

consultation and the lead agency and the tribe ultimately agree on mitigation to address any potentially significant impacts to tribal cultural resources, the mitigation measures agreed upon during consultation must be recommended for inclusion in the environmental document.

2.1.2 Human Remains

Section 7050.5 of the *California Health and Safety Code* provides for the disposition of accidentally discovered human remains. Section 7050.5 states that, if human remains are found, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains would occur until the County Coroner has determined the appropriate treatment and disposition of the human remains.

Section 5097.98 of the PRC states that, if remains are determined by the Coroner to be of Native American origin, the Coroner must notify the NAHC within 24 hours. The NAHC, in turn, must identify the person or persons it believes to be the most likely descendant of the deceased Native American. The descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

2.1.3 Paleontological Resources

Paleontological resources are afforded protection by environmental legislation set forth under CEQA. Appendix G of the CEQA Guidelines provides guidance relative to significant impacts on paleontological resources, indicating that a project will have a significant impact on paleontological resources if it disturbs or destroys a unique paleontological resource or site or unique geological feature.

Under Guidelines for the Implementation of CEQA, as amended March 29, 1999 (Title 14, Division 6, Chapter 3, California Code of Regulations: 15000 et seq.), procedures define types of activities, persons, and public agencies required to comply with CEQA and include as one of the questions to be answered in the Environmental Checklist: "Will the proposed project disturb paleontological resources?" (Appendix G, Section VII, Part f)

The California Public Resources Code Section 5097.5 states:

- a) "No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor.
- b) As used in this section, "public lands" means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof."

2.2 LOCAL REGULATORY SETTING

2.2.1 City of San Jacinto Municipal Code Chapter 17.510 – Historic Preservation

17.510.050 – Criteria for Designation

In considering a request for a designation, the following criteria shall be used in determining eligibility:

- A. Character, interest, or value as part of the heritage of the City.
- B. Location as a site of historical event.
- C. Identification with a person(s) or group(s) who significantly contributed to the cultural and development of the City.
- D. Exemplification of a particular architectural style or way of life important to the City.
- E. Identification as the work of a person(s) whose work has influenced the heritage of the City, the State of California, or the United States.
- F. Embodiment of elements of outstanding attention to architectural design, craftsmanship, detail, materials, or the best remaining architectural type in an area.
- G. Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.
- H. A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.
- I. Integrity as a natural environment that strongly contributes to the wellbeing of the people of the City.

2.2.2 Envision San Jacinto – General Plan

Goal RM-3 Heritage Resources

San Jacinto has a rich history dating back to the area's first inhabitants more than 10,000 years ago. The City's paleontological, archaeological, historical, and tribal cultural resources help define the community and offer opportunities for cultural, education, and community enrichment. The City encourages the protection and enhancement of these resources for generations to come.

RM-3 Policies

RM-3.1 Preservation: Protect areas containing significant historic, archaeological, paleontological, and tribal cultural resources, as defined by the California Public Resources Code.

RM-3.2 Cultural Reminders: Seek to incorporate reminders of San Jacinto's culture in the build and natural environment through adaptive reuse, signage, markers, and other reminders of San Jacinto's heritage.

RM-3.3 Public Education: Educate and actively involve the public in preserving cultural assets, including techniques, incentives, and legal requirements for preservation.

RM-3.4 Tribal Consultation: Consult with Native American tribes whose cultural resources maybe impacted by proposed developments, as necessary, and in accordance with state, local, tribal intergovernmental consultation requirements, in an effort to mitigate or avoid significant effects to resources(s).

RM-3.5 Public Art: Promote the use of public art that celebrates the diverse and culturally rich history of San Jacinto at key gateways, major projects, and public gathering places.

RM-3.6 Historic Preservation: Identify, designate, and protect buildings, districts, eligible properties and sites of historic importance within San Jacinto.

RM-3.7 Funding: Identifying funding programs to assist private property owners in the preservation of historic resources.

3.0 **SETTING**

3.1 **CONTEMPORARY SETTING**

The subject property (Figure 1) is currently occupied by Chacon Farms and Bruno Ranches for residential and agricultural use. Onsite operations consist of typical residential living activities, the cultivation of alfalfa, and routine facility maintenance. The subject property consists of two occupied single-family residences with detached garages, two storage barns, and tool shed. In addition to the current structures and alfalfa crops, the subject property is also improved with a capped irrigation well, cattle corrals, irrigation infrastructure, two septic systems, asphalt pavement beneath the storage barns, a grain storage vessel, concrete driveway, and unpaved roads that surround and bisect the property. Additionally, a drainage lagoon is located on the northwestern portion of the subject property.



FIGURE 1: PROJECT SITE (VIEW LOOKING EAST)

3.2 **GEOLOGICAL SETTING**

The proposed Project Site lies within the Perris Block of the Peninsular Range Geomorphic Province. The Peninsular Range is known as one of the largest masses of granitic rock in Southern California bounded by the San Jacinto Fault Zone and San Jacinto Mountains to the northeast, the Elsinore Fault Zone and Santa Ana Mountains to the southwest, and the San Gabriel Fault Zone to the North. The Menifee, Moreno, Perris, and San Jacinto Valleys are separated by granitic mountain outcrops of the Peninsular Range. The valley floor is composed of late Pleistocene- recent Holocene plutonic and metamorphic sediments eroded by the local granitic mountains of the Perris Block.

The Perris Block lies between two other blocks that are locked in place by faulting. To the west of the Perris Block lies the Santa Ana Block and to the east lies the San Jacinto Block. Internally unfaulted itself, the Perris Block is composed of an eroded mass of Cretaceous granitic rock of the Southern California Batholith. Overlying this granite are alluvial sediments of the Pliocene-Pleistocene. This layer is mostly 20 feet (ft)–200ft in thickness with some areas being 2,000ft thick. Granitic bedrock consists of quartz diorite and displays outcrops which include large

boulders on the surface. The granitic outcrops of the Perris Block are part of a felsic intrusive igneous pluton composed of biotite-hornblende Tonalite known as the Domenigoni Valley Pluton. The pluton is mostly fine grained with some concentrations of foliated hornblende dikes.

The northern part of the Perris Block is located north of the Santa Ana River which is buried beneath sediments of the Transverse Ranges as they rose over the last 2–3 million years. These sediments form the Inland Santa Ana River Basin Aquifer. The aquifer spreads into the Central Perris Plain where it drains into the San Jacinto Basin. North of the basin, the plain is drained by Sycamore Canyon and Tequesquito Arroyo into the Santa Ana River. The sediments within the Perris Block are of late Pleistocene- recent Holocene age. They are moderate to well consolidated sands and silts with some of the older Pleistocene alluvium containing areas with conglomerates. These alluvial fan deposits can be seen throughout the valley floors with the younger more recent Holocene aged sediments being found in low lying areas.

3.3 PALEONTOLOGICAL SETTING

Paleontological sensitivity refers to the potential of encountering any significant paleontological resources in a geologic unit that might be disturbed in a project. Geologic units composed of all sedimentary rocks older than 11,000 years, certain extrusive volcanic rocks and mildly metamorphosed rocks are considered to be of high potential for significant paleontological finds. These geological units are of Fossil Deposit Significance. Fossil significance relates to fossils that are identifiable vertebrates large or small, uncommon invertebrates, plant, and trace fossils. In other words, any data that is consistent with the taphonomic, taxonomic, phylogenetic, paleoecological, stratigraphic, and/or have biochronological information would make these finds significant.

Within the Perris Block lies the Young Alluvial Valley Deposits and the Early Pleistocene Very Old Alluvial Fan Deposits where any significant paleontological resources have been found. These Deposits are all Pleistocene in age where any fossil resources have been found below 5ft from the surface. The Young Alluvial Valley Deposits are dated late Pleistocene and into recent Holocene so the sensitivity of paleontological resources in this deposit is low. The deposits below this layer are of Early Pleistocene where sensitivity is high. For example, nearby at Diamond Valley Lake, what is considered to be the largest Late Pleistocene faunal assemblages in the southwest, over 100,000 fossil specimens from 105 plant and animal species from the Early Pleistocene Very Old Alluvial Fan Deposits were recovered in the 1990s.

3.4 PRECONTACT SETTING

Southern California has a long history of human occupation, with dates of the earliest evidence of human occupation during the late Pleistocene, circa (ca.) 11,000 years B.C. (Glassow et al. 2007: 191). Prehistoric material culture in the State's southern region has been categorized according to periods or patterns that define technological, economic, social, and ideological elements. Within these periods, archaeologists have defined cultural patterns or complexes specific to prehistory within the State's southern region, including the Project area.

The following text and table (Table 1) illustrates the chronological framework developed for Southern California. This framework is divided into four major periods: Paleoindian period (ca. 11,000–7000 B.C.), Milling Stone period (7000 B.C.–3000 B.C.), Intermediate period (3000 B.C.–A.D. 500), and Late Prehistoric period (A.D. 500–Historic Contact). Within these broad temporal periods are variations in the timing and nomenclature of cultural complexes for the region. The timescales referenced in the following discussion are presented as calendar dates (years B.C.–A.D.).

TABLE 1
CULTURAL CHRONOLOGY FOR SOUTHERN CALIFORNIA

Period	Cultural Traits	Years (B.C.–A.D.)
Paleoindian	Clovis and Folsom Fluted Projectile Points	11,000 B.C.–7000 B.C.
Milling Stone	Ground Stone Implements; Large Leaf-Shaped Projectile Points	7000 B.C.–3000 B.C.
Intermediate	Large Side-Notched, Stemmed, and Leaf-Shaped Projectile Points; Mortar and Pestle	3000 B.C.–A.D. 500
Late Prehistoric	Smaller Projectile Points with Convex or Concave Bases, Bow and Arrow; Increased Population Size	A.D. 500–1769

3.4.1 Paleoindian Period (11,000–7000 B.C.)

Recent data from coastal and inland sites during this period indicate that the economy was a diverse mixture of hunting and gathering, with a major emphasis on aquatic resources in many coastal areas and on Pleistocene lakeshores (Moratto 1984:90–92). Although few Clovis-like or Folsom-like fluted points have been found in Southern California, it is widely thought that there was a greater emphasis on hunting at near-coastal and inland sites during the Paleoindian Period than in later periods (e.g., Dillon 2002; Erlandson et al. 1987). Subsistence patterns shifted around 6,000 B.C., concurrent with the gradual desiccation associated with the onset of the Altithermal, a warm and dry period that lasted for about 3,000 years. As the climate changed, a greater emphasis was placed on plant foods and small animals.

3.4.2 Milling Stone Period (7000–3000 B.C.)

The Milling Stone Period (Wallace 1955, 1978) is the earliest well-established period of occupation in Southern California (Glassow et al. 2007: 192). This period is characterized by an ecological adaptation to collecting, accompanied by a dependence on ground stone implements associated with the horizontal motion of grinding small seeds: milling stones (metates, slabs) and hand stones (manos, mullers). Milling stones are found in large numbers for the first time and become more numerous toward the end of this period. As evidenced by their tool kits and shell middens in coastal sites, people during this period practiced a mixed food-procurement strategy. Subsistence patterns became more specialized as groups became better adapted to their regional or local environments. Projectile points from the period are relatively rare, but are large and generally leaf-shaped, and were probably employed with darts or spears thrown with atlatls. Bone tools, such as awls, and items made from shell, including beads, pendants, and abalone dishes, are also quite uncommon. Evidence of weaving or basketry is present at a few sites. The mortar and pestle, associated with the vertical motion of pounding foods such as acorns, were introduced during the Milling Stone Period but do not become common until the Intermediate Period.

3.4.3 Intermediate Period (3000 B.C.–A.D. 500)

The Intermediate Period is characterized by a shift toward a hunting and maritime subsistence strategy, along with a wider use of plant foods. During this period, a pronounced trend toward greater adaptation to regional or local resources can be observed. For example, the remains of fish, land mammals, and marine mammals are increasingly abundant and diverse in sites along the Southern California coast. Chipped stone tools suitable for hunting are more common and both stylistically and technologically varied. Projectile points include large side-notched, stemmed, and lanceolate or leaf-shaped forms. Larger knives, a variety of stone flake scrapers, and drill-like implements are also common during this period. Shell fishhooks become an integral part of the tool kit. Bone tools, including awls, are more numerous than in the preceding period; and the use of asphaltum adhesive becomes more common.

3.4.4 Late Prehistoric Period (A.D. 500–1769)

During the Late Prehistoric Period, use of plant food resources increased in conjunction with land and marine mammal hunting. The variety and complexity of material culture also increased during this period, demonstrated by more diverse classes of artifacts. The recovery of many small, finely-chipped projectile points, usually stemless with convex or concave bases, suggests an increased utilization of the bow and arrow for hunting rather than the atlatl and dart.

During this period, an increase in population size is accompanied by the advent of larger, more permanent villages with greater numbers of inhabitants (Wallace 1955:223). Some coastal and near coastal settlements were occupied by as many as 1,500 people. Many of these larger settlements were permanent villages where at least some people resided year-round. The populations of these villages may have also increased seasonally.

3.5 ETHNOGRAPHIC SETTING

3.5.1 Luiŕeño

The study area is within the ancestral territory occupied by the Luiŕeño, named by the Spanish after the Mission San Luis Rey de Francia in the present-day City of Oceanside, where some of their linguistic group frequented. The Luiŕeño cultural area included southern Riverside County, northern San Diego County, and eastern Orange County; and the area was linguistically comprised of a language of the Shoshonean language family (Kroeber 1925: Plate 57). The contact period ethnicity of the Project area is clear, belonging to the Luiŕeño culture to which the nearby Indian reservations/communities of Pechanga and Pala attest. Ethnographic literature pertinent to the Luiŕeño, Cahuilla, and surrounding ethnographic groups is fairly extensive and has been collected since the 1800s (Barrows 1900; Sparkman 1908; Kroeber 1925; White 1963; Bean 1972).

Linguistically, the Luiŕeño belonged to the Cupan group of the Takic subfamily of the more widespread Uto-Aztecan family. This was earlier called the Southern Californian Shoshonean and includes the languages of the Gabrielino, Serrano, Cahuilla, and Cupeño (Bean and Shipek 1978). Although Kroeber (1925) and Harrington (1933) had distinguished the Luiŕeño from the Juaneño tribe at the Mission San Juan Capistrano based on linguistic differences, later work by R.C. White (1963) showed both groups to be one ethnic nationality (Bean and Shipek 1978).

Several researchers (Sparkman 1908; Kroeber 1925; White 1963; Bean and Shipek 1978) have attempted to reconstruct past Luiŕeño lifeways. Based on their work, the following conclusions are suggested. The Luiŕeño were intensive hunters and gatherers that used both coastal and inland resources. They lived in large sedentary villages that were typically located along valley bottoms, streams, coastal strands, and mountain ranges. These villages were usually in good defensive locations near perennial water sources with every village having access to a number of well-defined and well-defended resource areas that were usually within a day's travel from the village. These resource areas were owned either individually, by a family, or by the village as a whole; and it was only with permission that one could exploit another's territory (Bean and Shipek 1978). Typically, the village contained specialized activity areas that included residence houses, sweathouses, and special ceremonial enclosures (True 1966).

Each village was a politically independent clan triblet of patrilineally-related people headed by a hereditary chief whose powers included religious, economic, and warfare duties. The chief was assisted by a council of ritual specialists and shamans whose positions were also hereditary (Sparkman 1908; Bean and Shipek 1978).

3.6 HISTORIC SETTING

Post-contact history for the state of California is generally divided into three periods: the Spanish period (1769 to 1822), Mexican period (1822 to 1848), and American period (1848 to present). Although Spanish, Russian, and British explorers made brief visits from 1529 to 1769, the Spanish period in California began with the establishment of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain marks the beginning of the Mexican period. The signing of the Treaty of Guadalupe Hidalgo in 1848, signifying the end of the Mexican-American War, marks the beginning of the American period, when California became a territory, and two years later in 1850, when it became the seventeenth State of the United States of America.

3.6.1 Spanish Period (1769–1822)

The first significant European settlement of California began during the Mission Period (1769 to 1822) with the founding of the first mission in San Diego and lasted until 1833–1834, when the Mexican secularization laws effectively opened the area to social and economic growth. The establishment of the Mission System had several impacts on the indigenous populations of Southern California, including those in Los Angeles County. The mission system was dismantled after Mexican governors introduced new secularization acts between 1822 and 1833, thus freeing the Native Americans from mission control.

3.6.2 Mexican Period (1822–1848)

After secularization, the dominance of the large land grant ranchos was established. In 1810, the Spanish government granted the first rancho to José Antonio Yorba and his nephew Juan Pablo Peralta. The Mexican government granted ranchos throughout California to Spanish and Hispanic soldiers and settlers (Castillo 1978). During this period, the entire area was almost constantly involved in political and military revolts. The tense situation ended in 1847, when California gained independence from Mexico during the “Bear Flag” revolt. One year later, the United States gained control of the territory following the conclusion of the Mexican-American War.

3.6.3 American Period (1848–Present)

Although California had been under the control of the United States since 1847, the American Period did not really begin in the Project area until 1851, when the Land Act required rancho dons to confirm the ownership of their lands. Many rancho dons lacked funds and legal documents to confirm land ownership. In addition to legal problems related to the Land Act and new taxes imposed by the United States, many second-generation dons experienced a disastrous two-year drought. This combination of hardships resulted in many rancho families losing their lands. The railroads attracted a steady influx of Euro-American settlers. The Euro-Americans expanded commercial and land development primarily in farming and dairy endeavors. In the twentieth century, independent businesses began to dominate the economic strategy, much as they do today. The city of San Jacinto was founded in 1870 during this period and incorporated on April 20, 1888, making it one of the oldest cities in Riverside County. In the late 19th century and early 20th century, the city became a home to many dairies, and a center for agriculture.

4.0 METHODS

4.1 CULTURAL RESOURCES

4.1.1 Cultural Resource Records Search and Literature Review

Psomas requested a literature and records search from the EIC on September 19, 2022. The EIC is a designated branch of the California Historical Resources Information Center (CHRIS) and houses records regarding archaeological and historic resources recorded in Riverside County. The records search included a 0.8-kilometer (½-mile) search radius around the proposed Project Site and consisted of a detailed examination of the USGS' 7.5-minute Lakeview Quadrangle. The purpose of the literature search was to identify precontact or historic archaeological sites or historic buildings and structures previously recorded within and around the Project Site. The EIC also reviewed the NRHP, the CRHR, local registers, and Archaeological Determinations of Eligibility (ADOE). The records were reviewed to accomplish the following:

- Identify cultural resources (e.g., archaeological sites) in the Project Site and surrounding areas;
- Identify and determine the adequacy of previous cultural resources studies in the Project Site;
- Develop management recommendations for cultural resources within or adjacent to the Project Site; and
- Assess what additional cultural resources studies would need to be undertaken for the proposed Project.

The EIC completed its search on October 25, 2022. The results of the records searches are presented below in Subsection 5.1.

4.1.2 Native American Sacred Lands File Review

An inquiry was made of the NAHC on September 19, 2022, to request a review of the Sacred Lands File (SLF) database regarding the possibility of Native American cultural resources and/or sacred places in the Project vicinity that are not documented on other databases. The results of the SFL Review are presented below in Subsection 5.2.

4.1.3 Western Science Center Paleontological Records Search

Psomas requested a literature and records search from the WSC on November 21, 2022. The WSC houses records regarding paleontological resources recorded in Riverside County. The records search included a 1.6-kilometer (1-mile) search radius around the proposed Project Site and consisted of a detailed examination of the USGS' 7.5-minute Lakeview Quadrangle. The purpose of the literature search was to identify paleontological resources and/or unique geological units previously recorded within and around the Project Site. The results of the WSC record search are presented below in Subsection 5.3.

4.1.4 Archaeological Field Survey

Psomas surveyed the Project Site on February 9, 2023 (Figure 2). The entire Project Site was surveyed by walking evenly spaced transects spaced no more than 10 meters (32 feet) apart. The archaeologist examined all areas considered highly sensitive for cultural resources and the ground surface for the presence of the following:

- Precontact artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools);
- Historic artifacts (e.g., metal, glass, ceramics);
- Sediment discoloration that might indicate the presence of a cultural midden; and
- Depressions and other features indicative of the former presence of structures or buildings (e.g., post holes, foundations).

Psomas maintained transect accuracy in the Project Site using a Garmin global positioning system (GPS) receiver and Project field maps. A field notebook and a digital camera were used to record the survey conditions and findings. The results of the field survey are presented below in Subsection 5.4.



FIGURE 2: PROJECT SITE (LOOKING NORTH)

5.0 REPORT OF FINDINGS

5.1 CALIFORNIA HISTORICAL RECORDS INFORMATION SYSTEM

5.1.1 Eastern Information Center (EIC)

The EIC record search identified 14 prior cultural resources studies within 0.8 km (1/2-mile) of the Project Site (Table 2). The studies were completed between 1990 and 2014. One of the cultural resource studies (RI-06821 and RI-08160) traversed the Project Site. The 14 studies consisted of archaeological field studies and literature reviews. The prior studies are listed in Table 2, and the records search results summary letter from EIC is presented as Attachment A.

**TABLE 2
PRIOR CULTURAL RESOURCES STUDIES
WITHIN 1/2-MILE OF THE PROJECT SITE**

Report	Author	Year	Study	Type of Study	Proximity to Project Site
RI-02885	Arkush, Brooke	1990	An Archaeological Assessment of Five Potential Sites for the Perris Water Treatment Plant, Located Near Lakeview in Western Riverside County, California	Cultural Resources Study	Outside
RI-04404	Jones and Stokes Associates	2000	Final Cultural Resources Inventory Report for the Williams Communications, Inc., Fiber Optic Cable System Installation Project, Riverside to San Diego, California Vol I-IV.	Cultural Resources Study	Outside
RI-04981	McKenna et al.	2003	A Phase I Cultural Resources Survey of the Esplanade Specific Plan Project Area Near Hemet, Riverside County, California	Cultural Resources Study	Outside
RI-05103	Applied Earthworks	2002	Cultural Resources Survey of Tentative Tract 30560, Hemet, California	Cultural Resources Study	Outside
RI-05555	Applied Earthworks	2003	Cultural Resources Survey of Tentative Tract 31184, Hemet, California	Cultural Resources Study	Outside
RI-06821	Dudgeon-Commendador, Amy and Beth Padon	2006	Phase I Cultural Resource Assessment for the Proposed Cawston Avenue Development Project, San Jacinto, Riverside County, California	Cultural Resources Study	Within
RI-06824	Austerman, Virginia	2007	Cultural Resources Assessment, Sanderson Avenue Development Project, San Jacinto, Riverside, California	Cultural Resources Study	Outside
RI-06846	Padon, Beth and Sheila McElroy	2006	Letter Report: Phase I Architectural Assessment for 40-Acre Parcel, San Jacinto, California	Cultural Resources Study	Outside
RI-06944	Demcak, Carol R.	2006	Report of Phase I Archaeological Assessment of West Esplanade Project (APN 431-190-010 & APN 431-190-011), City of San Jacinto, Riverside County, California	Cultural Resources Study	Outside
RI-07558	Joan, George	2008	Phase I Cultural Resources Survey KZ Holdings Project, San Jacinto, California	Cultural Resources Study	Outside
RI-07883	Smallwood, Josh and Laura Hensley Shaker	2008	Historical & Archaeological Resources Survey Report: Cottonwood Avenue Mixed-Use Project, City of San Jacinto, Riverside County, California	Cultural Resources Study	Outside

TABLE 2
PRIOR CULTURAL RESOURCES STUDIES
WITHIN 1/2-MILE OF THE PROJECT SITE

Report	Author	Year	Study	Type of Study	Proximity to Project Site
RI-08160	Hogan, Michael and Bai Tong	2008	Historical & Archaeological Resources Survey Report San Jacinto Master Drainage Plan in and near the City of San Jacinto Riverside County, California	Cultural Resources Study	Within
RI-08495	Joan George, Vanessa Mirro, and Elizabeth Dennison	2010	Supplemental Cultural Resources Survey Report: Cultural Resources in Southern San Jacinto Valley: Realign State Route 79 between Domenigoni Parkway and Gilman Springs Road in the Cities of Hemet and San Jacinto and the County of Riverside, Riverside County, California	Cultural Resources Study	Outside
RI-09689	Delu, Antonina M., John J. Eddy, and Gabrielle Duff	2014	First Supplemental Historic Property Survey Report Realign State Route 79 Between Domenigoni Parkway and Gilman Springs Road in the Cities of Hemet and San Jacinto and the County of Riverside, Riverside County, California	Cultural Resources Study	Outside
Source: EIC 2022					

The EIC records searches also identified five previously recorded cultural resources within 0.8 km (1/2-mile) of the Project Site (Table 3). The previously recorded resources include historic buildings and structures. No precontact cultural resources were identified by the EIC. None of the five historic buildings and structures are located within the proposed Project Site.

TABLE 3
PREVIOUSLY RECORDED CULTURAL RESOURCES
WITHIN 1-MILE OF THE PROJECT SITE

Primary Number	Trinomial	Resource Description	Recording of Events	Proximity to Project Site
P-33-006287	—	Historic: building, structure	1982 (Warner, Jim); 2007 (Tibbet, Casey)	Outside
P-33-007301	—	Historic: building	1982 (Swift, Laura), 2006 (McElroy, Sheila)	Outside
P-33-014791	—	Historic: building, structure	2003 (Livingstone, D.)	Outside
P-33-015267	—	Historic: building	2006 (McElroy, Sheila)	Outside
P-33-017928	—	Historic: structure	2010 (Dice, Michael)	Outside
Source: EIC 2022				

5.2 NATIVE AMERICAN SACRED LANDS FILE REVIEW RESULTS

On September 19, 2022, Psomas requested that the NAHC conduct a search of its SLF to determine if cultural resources important to Native Americans have been recorded in the Project Site or in the immediate vicinity. The results of the NAHC SLF search were received on November 22, 2022, and were negative; however, it should be noted that the records maintained by the NAHC, and the CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. Furthermore, a tribe may be the only

source of information regarding the existence of a tribal cultural resource. The review included a list of tribes affiliated with the Project area. These tribes (see Table 4) will be contacted by the City and offered an opportunity to consult on the Project to comply with the requirements of AB 52 and SB 18. The SLF search results summary letter from the NAHC is presented as Attachment B.

TABLE 4
NAHC TRIBAL REPRESENTATIVES CONTACT LIST

Tribal Organization	Ethnographic Affiliation	Contact(s)
Agua Caliente Band of Cahuilla Indians	Cahuilla	Reid Milanovich; Patricia Garcia-Plotkin
Augustine Band of Cahuilla Mission Indians	Cahuilla	Amanda Vance
Cabazon Band of Mission Indians	Cahuilla	Doug Welmas
Cahuilla Band of Indians	Cahuilla	Daniel Salgado
Campo Band of Diegueno Mission Indians	Diegueno	Ralph Goff
Ewiiapaayp Band of Kumeyaay Indians	Diegueno	Robert Pinto; Michael Garcia
La Posta Band of Diegueno Mission Indians	Diegueno	Gwendolyn Parada; Javaughn Miller
Los Coyotes Band of Cahuilla and Cupeno Indians	Cahuilla	Ray Chapparosa
Morongo Band of Mission Indians	Cahuilla; Serrano	Robert Martin
Pala Band of Mission Indians	Cupeno; Luiseno	Shasta Gaughen
Pechanga Band of Luiseno Indians	Luiseno	Mark Macarro
Quechan Tribe of the Fort Yuma Reservation	Quechan	Jill McCormick
Ramona Band of Cahuilla	Cahuilla	Joseph Hamilton
Rincon Band of Luiseno Indians	Luiseno	Cheryl Madrigal; Bo Mazetti
Manzanita Band of Kumeyaay Nation	Diegueno	Michael Linton
Santa Rosa Band of Cahuilla Indians	Cahuilla	Lovina Redner
Mesa Grande Band of Diegueno Mission Indians	Diegueno	Michael Linton
Soboba Band of Luiseno Indians	Cahuilla; Luiseno	Isaiah Vivanco
Torres-Martinez Desert Cahuilla	Cahuilla	Thomas Torte

5.3 WESTERN SCIENCE CENTER PALEONTOLOGICAL RESOURCES RECORD SEARCH

The WSC paleontological literature review and record searches did not identify paleontological resources within the Project Site or the 1-mile search buffer/radius. Furthermore, the WSC noted that the geologic units underlying the Project Site are mapped entirely as active valley deposits dating to the Holocene which is estimated to be between 5,000 years old and present. While Holocene alluvial units are of high preservation value, material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, the WSC also noted that if development requires any substantial depth of disturbance, the likelihood of reaching older Holocene or Late Pleistocene alluvial sediments would increase. The paleontological search results summary letter from WSC is presented as Attachment C.

5.4 ARCHAEOLOGICAL/PALEONTOLOGICAL FIELD SURVEY RESULTS

As indicated above, a Psomas cultural resource specialist surveyed the Project Site on February 9, 2023. The archaeological and paleontological resources field survey did not identify archaeological and paleontological resources; however, it should be noted ground visibility was obscured by dense vegetation and recent flooding from rain (Figure 3 and Figure 4). Additionally, the structures located on at the northern end of the Project Site date to 1940s. A separate historic

built environment assessment of the structures and report has been prepared by South Environmental (Attachment D).



FIGURE 3: PROJECT SITE (LOOKING WEST)



FIGURE 4: PROJECT SITE (LOOKING NORTH)

6.0 DISCUSSION AND IMPACT ANALYSIS

Psomas conducted archaeological and paleontological resources field investigations within the proposed Project Site on February 9, 2023. The main goal of the investigations was to gather and analyze information needed to determine if the Project would have a significant impact on properties eligible for the CRHR and to provide mitigation measures for those resources. The results of the 2022 EIC cultural resources records searches identified five previously recorded cultural resources within 0.8 km (1/2-mile) of the Project Site. The previously recorded resources include five historic structures/buildings. None of the five cultural resources identified by the EIC are located within the proposed Project. Furthermore, the 2022 NAHC SLF search was negative for sacred sites. Additionally, the 2023 WSC paleontological resource records search was negative for paleontological resources (i.e., fossils).

The 2023 field survey (archaeological and paleontological) did not identify archaeological and paleontological resources however, it should be noted ground visibility was obscured by dense vegetation and recent flooding from rain. Additionally, the structures located on at the northern end of the Project Site date to 1940s. A separate historical evaluation of the structures and report has been prepared by South Environmental (Attachment D).

7.0 RECOMMENDED MITIGATION MEASURES AND PROTOCOLS

While no significant archaeological and/or cultural resources eligible for the CRHR were identified in the proposed Project Site, five cultural resources from historic period of California history have been documented within 0.8 km (1/2-mile) of the Project Site.

Furthermore, no paleontological resources were identified in the Project Site and the results from the WSC suggest the Holocene alluvial sediments located within the Project Site are unlikely to contain fossil material due to the relatively modern associated dates of the deposits. However, the WSC also noted that if development requires any substantial depth of disturbance, the likelihood of reaching older Holocene or Late Pleistocene alluvial sediments would increase.

Therefore, Psomas recommends the following mitigation measures in the event of discovery of archaeological and/or paleontological resources and adherence to existing regulations and protocols for the discovery of human remains. Furthermore, additional mitigation measures may be requested during the AB 52 and SB 18 tribal consultation process.

7.1 MITIGATION MEASURE 1

The Applicant shall retain a professional Archaeologist prior to the issuance of grading permits. The Archaeologist shall monitor the initial ground-altering activities within undisturbed native sediment for the Project Site for the unearthing of previously unknown archaeological and/or cultural resources. The Archaeological Monitor shall maintain daily field notes and a photographic record and report all finds to the Applicant and local Native American community in a timely manner. The Archaeological Monitor shall be equipped to record and salvage cultural resources that may be unearthed during grading activities. The Archaeological Monitor shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources.

If archaeological resources are discovered at the Project Site, the handling of the discovered resources will occur as described below. All artifacts discovered shall be inventoried and analyzed by the professional Archaeologist. If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop, and the Archaeological Monitor shall notify the Applicant and Lead Agency (i.e., City) and tribes identified by the California NAHC as being affiliated with the area. A designated Native American observer from one of the tribes identified by the NAHC as being affiliated with the area shall be retained to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the affiliated tribes. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.

Native American artifacts that are relocated/reburied at the Project Site would be subject to a fully executed relocation/reburial agreement with the assisting Native American tribes or bands. This shall include measures and provisions to protect the reburial area from any future impacts. Relocation/reburial shall not occur until all cataloging and basic recordation have been completed. Native American artifacts that cannot be avoided or relocated at the Project Site shall be prepared in a manner for curation at an accredited curation facility in Riverside County that meets federal standards per 36 CFR Part 79 and makes the artifacts available to other archaeologists/researchers for further study. The Archaeological Monitor shall deliver the Native American artifacts, including title, to the accredited curation facility within a reasonable amount of time, along with the fees necessary for permanent curation.

Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. After analysis and reporting, these artifacts will be subjected to curation or returned to the property owner, as deemed appropriate. All artifacts, except for human remains and related grave goods or sacred/ceremonial objects, belong to the property owner.

7.2 MITIGATION MEASURE 2

In the event that potential paleontological resources are discovered during ground-disturbing activities, work will stop in that area and within 30 feet of the find until a qualified paleontologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include monitoring by a qualified paleontologist during construction-related ground-disturbing activities. The monitor will retain the option to reduce monitoring if it is determined that the sediments were previously disturbed. Monitoring may also be reduced if potentially fossiliferous units are not present or, if present, are determined to have a low potential to contain fossil resources. The monitor will be equipped to salvage fossils and samples of sediments as they are unearthed and will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens will be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Specimens will be curated into a professional, accredited museum repository with permanent retrievable storage. A report of findings, with an appended itemized inventory of specimens, will be prepared and will signify completion of the mitigation.

7.3 REGULATORY REQUIREMENT — PROTOCOLS FOR THE DISCOVERY OF HUMAN REMAINS

All discovered human remains shall be treated with respect and dignity. California State law (*California Health & Safety Code* Section 7050.5) and federal law and regulations ([*Archaeological Resources Protection Act* 16 *United States Code* (USC) 470 & 43 CFR 7], [*Native American Graves Protection & Repatriation Act* 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1–7]) require a defined protocol if human remains are discovered in the State of California regardless of whether the remains are modern or archaeological in origin.

Upon discovery of human remains, all work must cease immediately within 100-feet of the discovery; nothing would be disturbed; the area would be secured; and the County Coroner's Office would be notified. The Coroner has two working days to examine the remains after notification. The property owner of the site shall also be called and informed of the discovery. If the remains are located on federal lands, federal land managers/federal law enforcement/federal archaeologist would be informed as well due to complementary jurisdiction issues. The Coroner would determine if the bones are historic/archaeological or a modern legal case.

7.3.1 Modern Remains

If the Coroner's Office determines the remains are of modern origin, the appropriate law enforcement officials would be notified by the Coroner to conduct the required procedures. Work would not resume until law enforcement has released the area.

7.3.2 Archaeological Remains

If the remains are determined to be archaeological in origin and there are no legal concerns, the protocol changes depending on whether the discovery site is located on federally or non-federally owned/managed lands. The proposed Project Site is located on non-federal lands.

Remains Discovered on Non-Federally Owned/Managed Lands

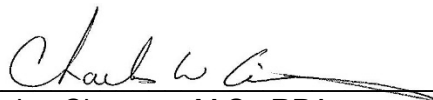
After the Coroner has determined the remains on non-federally owned/managed lands are archaeological and there is no legal concern, the Coroner would make recommendations concerning the treatment and disposition of the remains to the person responsible for the excavation, or to his or her authorized representative. If the Coroner believes the remains to be those of a Native American, he/she would contact the NAHC by telephone within 24 hours. The NAHC would immediately notify the person it believes to be the most likely descendant of the remains. The most likely descendant has 48 hours to make recommendations to the landowner for treatment or disposition of the human remains. If the descendant does not make recommendations within 48 hours, the landowner would rebury the remains in an area of the property secure from further disturbance. If the landowner does not accept the descendant's recommendations, the owner or the descendant may request mediation by the NAHC.

8.0 **CERTIFICATION**

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

DATE: October 19, 2023

SIGNED: _____



Charles Cisneros, M.S., RPA
Senior Archaeologist

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ATTACHMENT A

EASTERN INFORMATION CENTER RECORDS SEARCH RESULTS

ReportNum	DocAddlCitLetter	Status	OtherIDs	Xrefs	Authors	CitYear	CitMonth
RI-02885			NADB-R - 1083489; Voided - MF-3083		ARKUSH, BROOKE	1990	
RI-04404			NADB-R - 1085736; Voided - MF-4913		JONES AND STOKES ASSOCIATES, INC.	2000	Aug
RI-04981			NADB-R - 1086343; Submitter - 03-03-04-725		MCKENNA ET AL.	2003	
RI-05103			NADB-R - 1086465		APPLIED EARTH WORKS, INC.	2002	
RI-05555			NADB-R - 1086918		APPLIED EARTHWORKS	2003	
RI-06821					Dudgeon-Commendador, Amy and Beth Padon	2006	
RI-06824			Submitter - LSA Project No. SSJ0701		Austerman, Virginia	2007	
RI-06846					Beth Padon and Sheila McElroy	2006	Jul

ReportNum	DocAddlCitLetter	Status	OtherIDs	Xrefs	Authors	CitYear	CitMonth
RI-06944					Carol R. Demcak	2006	
RI-07558					George, Joan	2008	
RI-07883			Submitter - CRM TECH Contract No. 2255		Smallwood, Josh and Laura Hensley Shaker	2008	
RI-08495			Agency Nbr - District 8- RIV-79-KP R25.4/R54.4 (PM R15.78/R33.80) 08- 494000; Caltrans - District 8-RIV- 79-KP R25.4/R54.4 (PM R15.78/R33.80) 08- 494000		Joan George, Vanessa Mirro, and Elizabeth Dennison	2010	
RI-09689				See also RI-09690; See also RI-09691	Antonina M. Delu, John J. Eddy, and Gabrielle Duff	2014	Dec

ReportNum	CitTitle	CitPublisher	CitPages	CitMaps
RI-02885	AN ARCHAEOLOGICAL ASSESSMENT OF FIVE POTENTIAL SITES FOR THE PERRIS WATER TREATMENT PLANT, LOCATED NEAR LAKEVIEW IN WESTERN RIVERSIDE COUNTY, CALIFORNIA.	ARCHAEOLOGICAL RESEARCH UNIT	16	
RI-04404	FINAL CULTURAL RESOURCES INVENTORY REPORT FOR THE WILLIAMS COMMUNICATIONS, INC., FIBER OPTIC CABLE SYSTEM INSTALLATION PROJECT, RIVERSIDE TO SAN DIEGO, CALIFORNIA VOL I-IV.	JONES AND STOKES ASSOCIATES, INC.	189	98
RI-04981	A PHASE I CULTURAL RESOURCES SURVEY OF THE ESPLANADE SPECIFIC PLAN PROJECT AREA NEAR HEMET, RIVERSIDE COUNTY, CALIFORNIA	MCKENNA ET AL.	82	
RI-05103	CULTURAL RESOURCES SURVEY OF TENTATIVE TRACT 30560, HEMET, CALIFORNIA	APPLIED EARTH WORKS, INC.	6	
RI-05555	CULTURAL RESOURCES SURVEY OF TENTATIVE TRACT 31184, HEMET, CALIFORNIA	APPLIED EARTHWORKS	9	
RI-06821	Phase 1 Cultural Assessment for the Proposed Cawston Avenue Development Project, San Jacinto, Riverside County, California	Discovery Works, Inc.	19	
RI-06824	Cultural Resources Assessment, Sanderson Avenue Widening Project, City of San Jacinto, Riverside County, California	LSA Associates, Inc.	12	
RI-06846	Letter Report: Phase One Architectural Assessment for 40-Acre Parcel, San Jacinto, California	Discovery World, Inc.	4	0

ReportNum	CitTitle	CitPublisher	CitPages	CitMaps
RI-06944	Report of Phase I Archaeological Assessment of West Esplanade Project (APN'S 431-190-010 and 431-190-011), City of San Jacinto, Riverside County, California	Archaeological Resource Management Corporation	9	
RI-07558	Phase-I Cultural Resources Survey KZ Holdings Project, San Jacinto, California	Applied EarthWorks, Inc.	13	
RI-07883	Historical/Archaeological Resources Survey Report: Cottonwood Avenue Mixed-Use Project, City of San Jacinto, Riverside County, California	CRM TECH	29	
RI-08495	Supplemental Cultural Resources Survey Report: Cultural Resources in Southern San Jacinto Valley: Realign State Route 79 between Domenigoni Parkway and Gilman Springs Road in the Cities of Hemet and San Jacinto and the County of Riverside. Riverside County, California	Applied EarthWorks	115	
RI-09689	First Supplemental Historic Property Survey Report Realign State Route 79 between Domenigoni Parkway and Gilman Springs Road in the Cities of Hemet and San Jacinto and the County of Riverside, Riverside County, California, District 8-RIV-79-KP R25.4/R54.4 (PM R15.78/R33.80), PN 0800000784/EA 08-49400	Applied Earthworks	608	

ReportNum	ReportType	InventorySize	InventoryDisclosure	InventoryCollections	InventoryNotes
RI-02885	Archaeological, Field study	1150 Acres surveyed			
RI-04404	Archaeological, Field study, Literature search	12 Acres surveyed	Not for publication	No	
RI-04981	Archaeological, Field study	230 Acres surveyed	Not for publication	No	
RI-05103	Archaeological, Field study	65 Acres surveyed	Unrestricted	No	
RI-05555	Archaeological, Evaluation, Field study	120 Acres surveyed	Not for publication	No	
RI-06821	Archaeological, Evaluation, Field study	ca. 40 Acres surveyed			
RI-06824	Archaeological, Field study	56.8 Acres surveyed			
RI-06846	Architectural/historical, Evaluation	40 Acres surveyed	Not for publication	No	

ReportNum	ReportType	InventorySize	InventoryDisclosure	InventoryCollections	InventoryNotes
RI-06944	Archaeological, Field study	35 Acres surveyed	Not for publication	No	
RI-07558	Archaeological, Field study	16.7 Acres surveyed	Not for publication	No	
RI-07883	Archaeological, Field study	ca. 35 Acres surveyed	Not for publication	No	
RI-08495	Archaeological, Evaluation, Field study	30 Kilometers monitored	Not for publication	No	
RI-09689	Archaeological, Literature search		Not for publication	No	

ReportNum	Resources	ResourceCount	HasInformals	Counties	Maps	Address
RI-02885	33-000397, 33-000402, 33-000403, 33-000405, 33-000407, 33-000551, 33-000575, 33-001138, 33-001842, 33-002916, 33-002920, 33-002921, 33-002922, 33-002924, 33-002925, 33-002926, 33-002927, 33-003309, 33-003310, 33-003311, 33-003312, 33-003313, 33-003314, 33-003315, 33-003316, 33-003318, 33-003319, 33-003958	28	No	Riverside	LAKEVIEW, WINCHESTER	
RI-04404	33-000816, 33-000817, 33-000862, 33-001845, 33-002970, 33-003081, 33-003839, 33-004202, 33-004624, 33-004744, 33-004768, 33-007587, 33-007601, 33-008105, 33-008172, 33-009772, 33-009773, 33-009774, 33-009775, 33-009776	20	No	Riverside	BACHELOR MTN, FONTANA, LAKE MATHEWS, LAKEVIEW, MURRIETA, PECHANGA, PERRIS, RIVERSIDE EAST, RIVERSIDE WEST, ROMOLAND, SAN JACINTO, STEELE PEAK, TEMECULA, WINCHESTER	
RI-04981		0	No	Riverside	LAKEVIEW	
RI-05103		0	No	Riverside	LAKEVIEW	
RI-05555	33-014791	1	No	Riverside	LAKEVIEW	
RI-06821	33-007302, 33-015267	2	No	Riverside	LAKEVIEW	
RI-06824		0	No	Riverside	LAKEVIEW	
RI-06846	33-007301, 33-015267	2	No	Riverside	LAKEVIEW	2540 Seventh Street San Jacinto (APN 431-190- 003), 2670 Seventh Street San Jacinto (APN 431-190- 027)

ReportNum	Resources	ResourceCount	HasInformals	Counties	Maps	Address
RI-06944		0	No	Riverside	LAKEVIEW	
RI-07558		0	No	Riverside	LAKEVIEW	
RI-07883	33-015734	1	No	Riverside	LAKEVIEW	
RI-08495	33-009014, 33-009632, 33-009712, 33-014251, 33-014815, 33-014818, 33-014819, 33-014821, 33-014822, 33-014823, 33-014826, 33-014827, 33-014829, 33-014830, 33-014831, 33-014832, 33-014833, 33-014834, 33-014835, 33-014836, 33-014837, 33-014838, 33-015446, 33-015447, 33-015661, 33-017631, 33-017632, 33-017633, 33-017634, 33-017635	30	No	Riverside	LAKEVIEW, SAN JACINTO, WINCHESTER	
RI-09689	33-005461, 33-005462, 33-006884, 33-007266, 33-007267, 33-007836, 33-007837, 33-014814, 33-014816, 33-014817, 33-014820, 33-014824, 33-014825, 33-014839, 33-014840, 33-014841, 33-015442, 33-015443, 33-015444, 33-015445, 33-015448, 33-015449, 33-015450, 33-015658, 33-015659, 33-015662, 33-015664, 33-015676	28	No	Riverside	LAKEVIEW, SAN JACINTO, WINCHESTER	N/A Hemet N/A (APN N/A), San Jacinto, Winchester

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-33-006287		OHP PRN - 33-2343-126; OHP Property Number - 061453; Other - Hanson Stock Farm	Building, Structure	Historic	HP02	1982 (Warner, Jim, Riverside County Historical Commission); 2007 (Tibbet, Casey, LSA Associates, Inc., Riverside)	RI-07937
P-33-007301		Other - Ser. No. 33-2383-5	Building	Historic	HP02	1982 (Laura Swift, Riv. Co. Historical Comm.); 2006 (Sheila McElroy, n/a)	RI-06846
P-33-014791		Other - AI-LE-1H (Buildings A & B)	Building, Structure	Historic	HP02	2003 (Livingstone, D., Applied EarthWorks, Inc.)	RI-05555
P-33-015267			Building	Historic	HP02	2006 (McElroy, Sheila, Historic Property Development)	RI-06821, RI-06846
P-33-017928		Other - APN#432-270-012	Structure	Historic	HP02	2010 (Michael H. Dice, Michael Blandman Associates)	

ATTACHMENT B

**NATIVE AMERICAN HERITAGE COMMISSION
SACRED LANDS FILE SEARCH RESULTS**



NATIVE AMERICAN HERITAGE COMMISSION

November 2, 2022

Charles Cisneros
Psomas

Via Email to: Charles.Cisneros@psomas.com

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Luiseño

VICE CHAIRPERSON
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[Vacant]

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Raymond C. Hitchcock
Miwok/Nisenan

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

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, 4RAM020100 Project, Riverside County

Dear Mr. Cisneros:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

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 consultation list remains current.

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

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
Riverside County
11/2/2022**

**Agua Caliente Band of Cahuilla
Indians**

Reid Milanovich, Chairperson
5401 Dinah Shore Drive Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919
laviles@aguacaliente.net

**Campo Band of Diegueno
Mission Indians**

Ralph Goff, Chairperson
36190 Church Road, Suite 1 Diegueno
Campo, CA, 91906
Phone: (619) 478 - 9046
Fax: (619) 478-5818
rgoff@campo-nsn.gov

**Agua Caliente Band of Cahuilla
Indians**

Patricia Garcia-Plotkin, Director
5401 Dinah Shore Drive Cahuilla
Palm Springs, CA, 92264
Phone: (760) 699 - 6907
Fax: (760) 699-6924
ACBCI-THPO@aguacaliente.net

**Ewiiapaayp Band of Kumeyaay
Indians**

Michael Garcia, Vice Chairperson
4054 Willows Road Diegueno
Alpine, CA, 91901
Phone: (619) 933 - 2200
Fax: (619) 445-9126
michaelt@leaningrock.net

**Augustine Band of Cahuilla
Mission Indians**

Amanda Vance, Chairperson
84-001 Avenue 54 Cahuilla
Coachella, CA, 92236
Phone: (760) 398 - 4722
Fax: (760) 369-7161
hhaines@augustinetribe.com

**Ewiiapaayp Band of Kumeyaay
Indians**

Robert Pinto, Chairperson
4054 Willows Road Diegueno
Alpine, CA, 91901
Phone: (619) 368 - 4382
Fax: (619) 445-9126
ceo@ebki-nsn.gov

**Cabazon Band of Mission
Indians**

Doug Welmas, Chairperson
84-245 Indio Springs Parkway Cahuilla
Indio, CA, 92203
Phone: (760) 342 - 2593
Fax: (760) 347-7880
jstapp@cabazonindians-nsn.gov

**La Posta Band of Diegueno
Mission Indians**

Javaughn Miller, Tribal
Administrator
8 Crestwood Road Diegueno
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
jmiller@LPtribe.net

Cahuilla Band of Indians

Daniel Salgado, Chairperson
52701 U.S. Highway 371 Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 5549
Fax: (951) 763-2808
Chairman@cahuilla.net

**La Posta Band of Diegueno
Mission Indians**

Gwendolyn Parada, Chairperson
8 Crestwood Road Diegueno
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
LP13boots@aol.com

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 Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed 4RAM020100 Project, Riverside County.

**Native American Heritage Commission
Tribal Consultation List
Riverside County
11/2/2022**

**Los Coyotes Band of Cahuilla
and Cupeño Indians**

Ray Chapparosa, Chairperson
P.O. Box 189 Cahuilla
Warner Springs, CA, 92086-0189
Phone: (760) 782 - 0711
Fax: (760) 782-0712

Pala Band of Mission Indians

Shasta Gaughen, Tribal Historic
Preservation Officer
PMB 50, 35008 Pala Temecula Cupeno
Rd. Luiseno
Pala, CA, 92059
Phone: (760) 891 - 3515
Fax: (760) 742-3189
sgaughen@palatribe.com

**Manzanita Band of Kumeyaay
Nation**

Angela Elliott Santos, Chairperson
P.O. Box 1302 Diegueno
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957

Pechanga Band of Indians

Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA, 92593
Phone: (951) 770 - 6000
Fax: (951) 695-1778
epreston@pechanga-nsn.gov

**Mesa Grande Band of Diegueno
Mission Indians**

Michael Linton, Chairperson
P.O. Box 270 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 782 - 3818
Fax: (760) 782-9092
mesagrandeband@msn.com

**Quechan Tribe of the Fort Yuma
Reservation**

Jill McCormick, Historic
Preservation Officer
P.O. Box 1899 Quechan
Yuma, AZ, 85366
Phone: (760) 572 - 2423
historicpreservation@quechantribe.com

**Morongo Band of Mission
Indians**

Ann Brierty, THPO
12700 Pumarra Road Cahuilla
Banning, CA, 92220 Serrano
Phone: (951) 755 - 5259
Fax: (951) 572-6004
abrierty@morongo-nsn.gov

Ramona Band of Cahuilla

Joseph Hamilton, Chairperson
P.O. Box 391670 Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 4105
Fax: (951) 763-4325
admin@ramona-nsn.gov

**Morongo Band of Mission
Indians**

Robert Martin, Chairperson
12700 Pumarra Road Cahuilla
Banning, CA, 92220 Serrano
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Fax: (951) 755-5177
abrierty@morongo-nsn.gov

Rincon Band of Luiseno Indians

Cheryl Madrigal, Tribal Historic
Preservation Officer
One Government Center Lane Luiseno
Valley Center, CA, 92082
Phone: (760) 297 - 2635
crd@rincon-nsn.gov

Rincon Band of Luiseno Indians

Bo Mazzetti, Chairperson
One Government Center Lane Luiseno
Valley Center, CA, 92082
Phone: (760) 749 - 1051
Fax: (760) 749-5144
bomazzetti@aol.com

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This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed 4RAM020100 Project, Riverside County.

**Native American Heritage Commission
Tribal Consultation List
Riverside County
11/2/2022**

***Santa Rosa Band of Cahuilla
Indians***

Lovina Redner, Tribal Chair
P.O. Box 391820 Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
lsaul@santarosa-nsn.gov

***Soboba Band of Luiseno
Indians***

Isaiah Vivanco, Chairperson
P. O. Box 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 654 - 5544
Fax: (951) 654-4198
ivivanco@soboba-nsn.gov

***Soboba Band of Luiseno
Indians***

Joseph Ontiveros, Cultural
Resource Department
P.O. BOX 487 Cahuilla
San Jacinto, CA, 92581 Luiseno
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

***Torres-Martinez Desert Cahuilla
Indians***

Thomas TorteZ, Chairperson
P.O. Box 1160 Cahuilla
Thermal, CA, 92274
Phone: (760) 397 - 0300
Fax: (760) 397-8146
thomas.tortez@torresmartinez-
nsn.gov

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 Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed 4RAM020100 Project, Riverside County.

ATTACHMENT C

**WESTERN SCIENCE CENTER PALEONTOLOGY
RECORDS SEARCH RESULTS**



February 2nd, 2023

PSOMAS
Charles Cisneros
225 South Lake Avenue
Pasadena, CA 91101

Dear Mr. Cisneros,

This letter presents the results of a record search conducted for Psomas Project 4RAM020100 located the City of San Jacinto, Riverside County, CA. This Project is located south of W 7th Street, north of Esplanade Avenue, and west of Cawston Avenue in Township 4 South, Range 1 West, Section 00 of the *Lakeview, CA* USGS 7.5 minute quadrangle.

The geologic units underlying this project are mapped entirely as alluvial sand and clay deposits dating from the Holocene period (Dibblee and Minch, 2003). Holocene alluvial units are considered to be of high preservation value, but material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, if development requires any substantial depth of disturbance, the likelihood of reaching Pleistocene alluvial sediments would increase. The Western Science Center does not have localities within the project area, but the Eastside Pipeline Project lies within a mile radius east of the project.

Due to the proximity of the Eastside Pipeline Project, any fossil specimen from the Psomas Project 4RAM020100 would be scientifically significant. Excavation activity associated with the development of the project area would impact paleontologically sensitive Pleistocene alluvial units, and it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils associated with the study area.

If you have any questions, or would like further information about the Eastside Pipeline Project, please feel free to contact me at bstoneburg@westerncentermuseum.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brittney Stoneburg', with a stylized, flowing script.

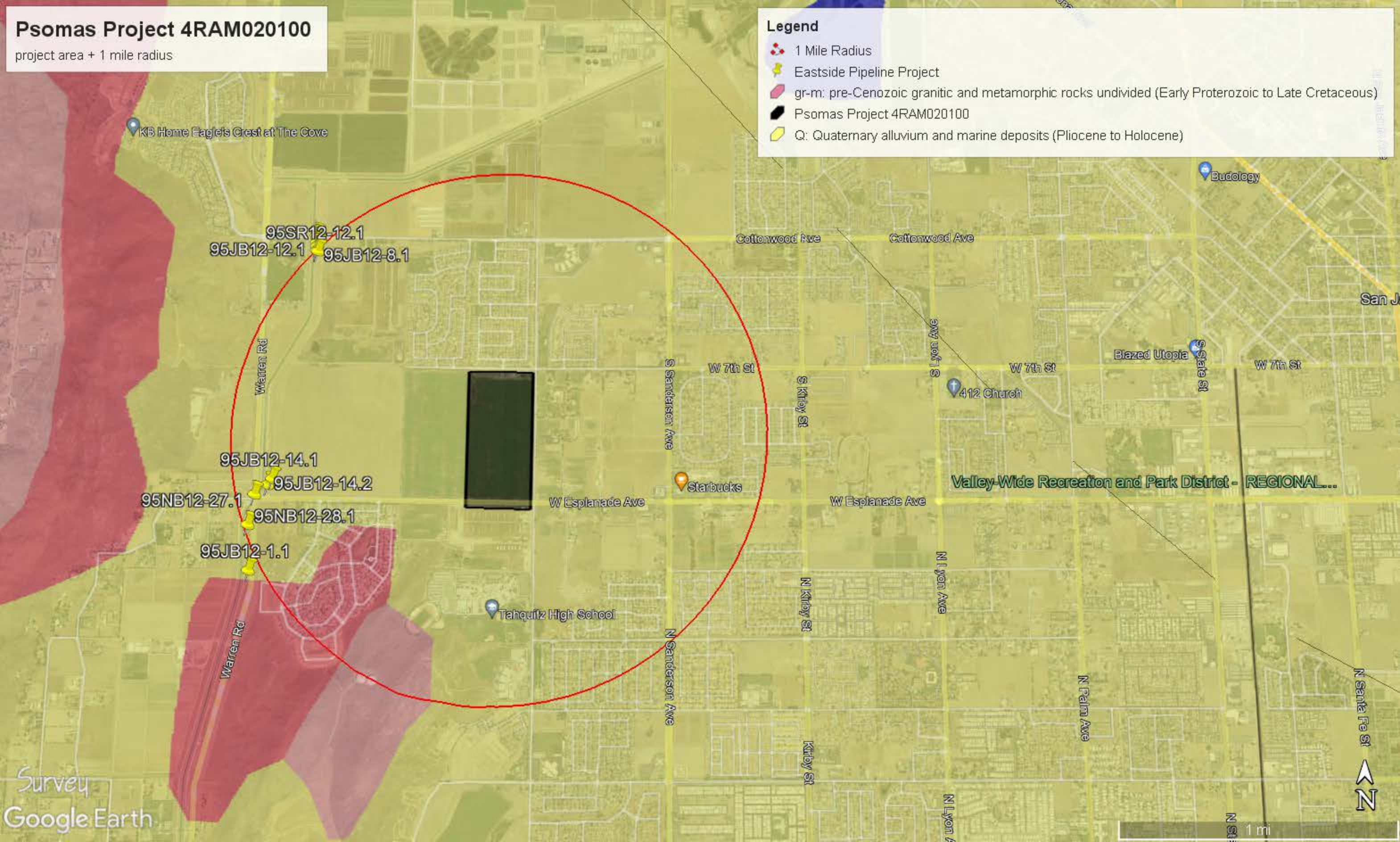
Brittney Elizabeth Stoneburg
Collections Manager

Psomas Project 4RAM020100

project area + 1 mile radius

Legend

- 1 Mile Radius
- Eastside Pipeline Project
- gr-m: pre-Cenozoic granitic and metamorphic rocks undivided (Early Proterozoic to Late Cretaceous)
- Psomas Project 4RAM020100
- Q: Quaternary alluvium and marine deposits (Pliocene to Holocene)

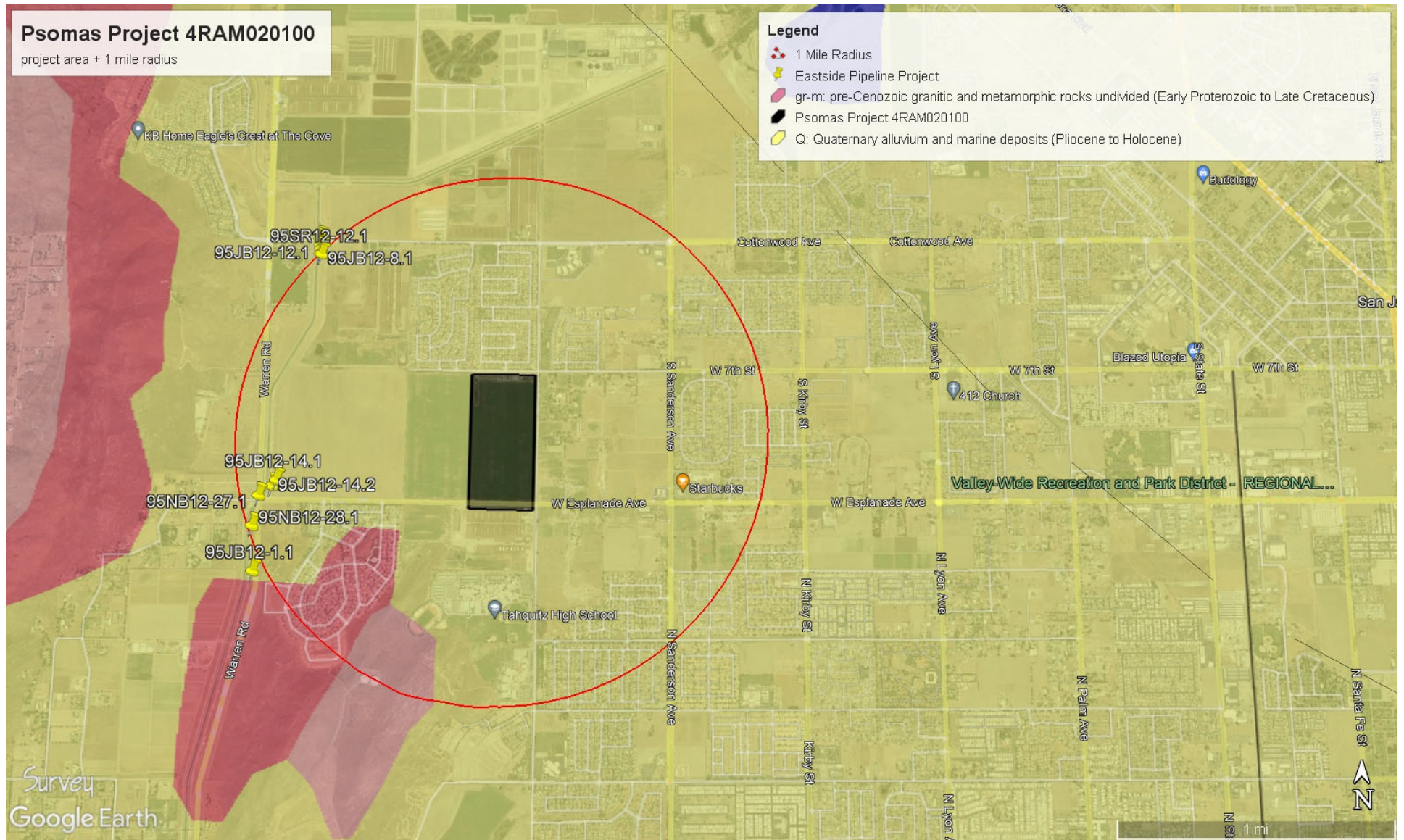


Psomas Project 4RAM020100

project area + 1 mile radius

Legend

- 1 Mile Radius
- Eastside Pipeline Project
- gr-m: pre-Cenozoic granitic and metamorphic rocks undivided (Early Proterozoic to Late Cretaceous)
- Psomas Project 4RAM020100
- Q: Quaternary alluvium and marine deposits (Pliocene to Holocene)



ATTACHMENT D

**HISTORIC BUILT ENVIRONMENT ASSESSMENT
FOR THE CHACON FARMS PROJECT**

September 27, 2023

Charles Cisneros, RPA
Senior Archaeologist
Psomas
Email: charles.cisneros@psomas.com

RE: Historic Built Environment Assessment for the Chacon Farms Project, City of San Jacinto, California

Dear Mr. Cisneros:

South Environmental was retained by Psomas to prepare an historic built environment assessment report in support of the Chacon Farms Project (project) in the City of San Jacinto, California. The purpose of this report is to determine if the proposed project will result in impacts to historic built environment resources located within the project site. This report was prepared in conformance of the requirements of the California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources.

The project site comprises three parcels containing two single-family residences, two detached garages, and one tool shed that were constructed over 45 years ago. In accordance with the requirements of CEQA Guidelines §15064.5 for historical resources, the properties were recorded and evaluated for historical significance and integrity on the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms, Attachment A).

This significance evaluation and associated impacts assessment was prepared by Architectural Historians Marlena Krcelich, BA and Laura Carías, MA who meet the Secretary of the Interior's Professional Qualification Standards for architectural history and history. Resumes for Ms. Krcelich and Ms. Carías are provided in Attachment B.

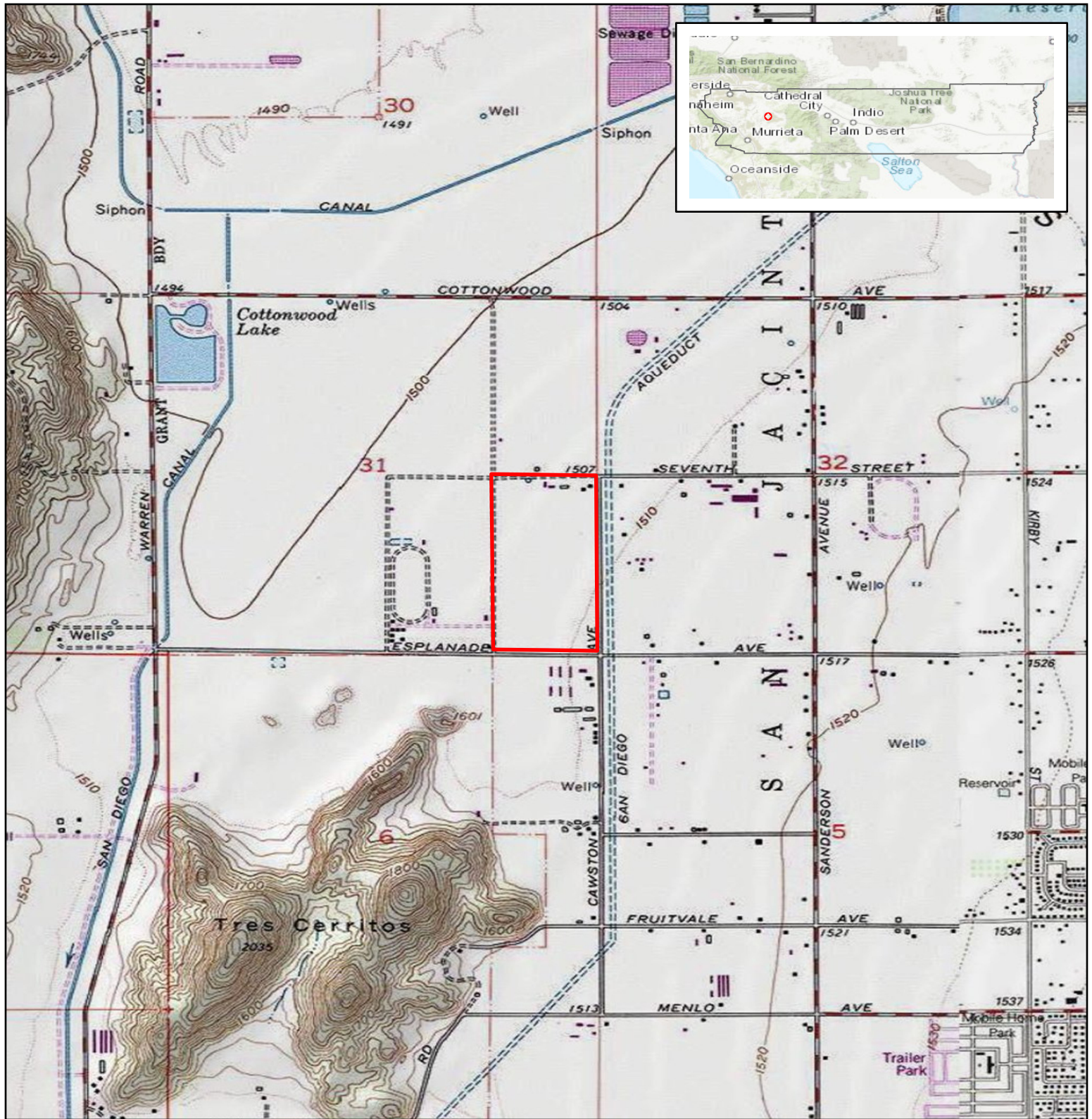
Introduction

Project Description

The Chacon Farms Project involves the development of a 76.3-acre residential community in the City of San Jacinto. The Project involves construction of 640 residential units, including 430 multifamily units and 210 single family units. The community would be connected via an internal roadway network gaining access via Cawston Avenue, 7th Street, and Esplanade Avenue. Numerous pedestrian trails and paths would provide access to the range of residential types and neighborhoods, as well as open spaces, parks, and a Neighborhood Park with a clubhouse and associated amenities.

Project Location

The project site consists of three parcels: APNs 432-260-009, 432-260-026, and 432-260-027 located at 710 Cawston Avenue North in the City of San Jacinto, California. The project site is located on the west of Cawston Avenue North and south of West 7th Street (Figure 1). It is bound to the north by West 7th Street, to the west by agricultural fields, to the south by West Esplanade Avenue, and to the east by Cawston Avenue North (Figure 2).



Source: ESRI USA Topo Maps and World Topo Map 2023

710 Cawston Avenue North Project

Figure 1. Project Location Map

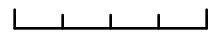
Project Site

Project Site is within City of San Jacinto, California, in Riverside County on the USGS Lakeview 7.5-minute quadrangle map in Section 31 of Township 04 South and Range 01 West

Center Coordinate (Decimal Degrees):
Latitude: 33.7765141N Longitude: -117.0175392W



0 1,000 2,000 Feet



Scale: 1:24,000



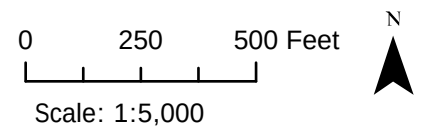


Source: Bing Aerial Imagery 2023

710 Cawston Avenue North Project

Figure 2. Project Site Detail

 Project Site



Regulatory Setting

State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, 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” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR (enumerated below) were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP). According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one 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.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1). A historical resource is a resource listed in, or determined to be eligible for listing, in the CRHR, a resource included in a local register of historical resources or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines, Section 15064.5[a][1-3]).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b)). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

Local

City of San Jacinto Municipal Code Chapter 17.510 – Historic Preservation

17.510.050 — Criteria for Designation

In considering a request for a designation, the following criteria shall be used in determining eligibility:

- A. Character, interest, or value as part of the heritage of the City.
- B. Location as a site of historical event.
- C. Identification with a person(s) or group(s) who significantly contributed to the culture and development of the City.
- D. Exemplification of a particular architectural style or way of life important to the City.
- E. Identification as the work of a person(s) whose work has influenced the heritage of the City, the State of California, or the United States.
- F. Embodiment of elements of outstanding attention to architectural design, craftsmanship, detail, materials, or the best remaining architectural type in an area.
- G. Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.
- H. A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.
- I. Integrity as a natural environment that strongly contributes to the wellbeing of the people of the City.

Envision San Jacinto – General Plan 2040

Goal RM-3 Heritage Resources

San Jacinto has a rich history dating back to the area’s first inhabitants more than 10,000 years ago. The City’s paleontological, archeological, historical, and tribal cultural resources help define the community and offer opportunities for cultural, educational, and community enrichment. The City encourages the protection and enhancement of these resources for generations to come.

RM-3 Policies

RM-3.1 Preservation. Protect areas containing significant historic, archaeological, paleontological and tribal cultural resources, as defined by the California Public Resources Code.

RM-3.2 Cultural Reminders. Seek to incorporate reminders of San Jacinto's culture in the built and natural environment through adaptive reuse, signage, markers, and other reminders of San Jacinto's heritage.

RM-3.3 Public Education. Educate and actively involve the public in preserving cultural assets, including techniques, incentives, and legal requirements for preservation.

RM-3.4 Tribal Consultation. Consult with Native American tribes whose tribal cultural resources maybe impacted by proposed development, as necessary, and in accordance with state, local, and tribal intergovernmental consultation requirements, in an effort to mitigate or avoid significant effects to resource(s).

RM-3.5 Public Art. Promote the use of public art that celebrates the diverse and culturally rich history of San Jacinto at key gateways, major projects, and public gathering places.

RM-3.6 Historic Preservation. Identify, designate, and protect buildings, districts, eligible properties and sites of historic importance within San Jacinto.

RM-3.7 Funding. Identify funding programs to assist private property owners in the preservation of historic resources.

RM-3 Actions (as relevant to historic built environment resources)

RM-3a Continue to assess development proposals for potential impacts to sensitive historic, archaeological, and paleontological resources pursuant to the California Environmental Quality Act (CEQA).

RM-3b For structures that potentially have historic significance, the City shall require that a study be conducted by a professional archaeologist or historian to determine the actual significance of the structure and potential impacts of the proposed development in accordance with CEQA Guidelines Section 15064.5. The City may require modification of the project and/or mitigation measures to avoid any impact to a historic structure, when feasible, such as retaining or rehabilitating historic buildings pursuant to City of San Jacinto guidelines or relocating the historic building as feasible.

RM-3k Promote public awareness and encourage tourism in the City by actively identifying and enhancing the community's historic resources through the location of historic landmark plaques and a Historic Tour Guide. Promote tours of these sites on the City's and other organization's websites.

RM-3n Develop and implement programs and/or incentives to private property owners to help preserve, restore, or reuse historic structures while enhancing their historical significance and integrity.

RM-30 Conduct a historic properties inventory that takes into consideration buildings, neighborhoods, tribal cultural resources, eligible properties and other features of historic, architectural, or cultural significance.

Methods

Background Research

Background research was completed on the project site to establish a thorough and accurate historic context, and to confirm the development history of the property (see DPR form set in Attachment A). This included a search for all available building permits on file with the City of San Jacinto; historical newspapers covering San Jacinto and Riverside County via newspapers.com; historic aerial photographs of the project site via National Environmental Title Reference (NETR) and the University of Santa Barbara FrameFinder Maps (FrameFinder); and applicable primary and secondary sources on file with local libraries and repositories.

Survey

South Environmental Architectural Historian Marlena Krcelich, BA completed an intensive-level pedestrian survey of the project site on September 12, 2023. The built environment survey entailed walking the site and documenting the exterior of all buildings and structures and the property's setting with notes and photographs.

Findings

One built environment resource over 45 years old was identified within the project site: a residential farm located at 710 Cawston Avenue North comprising several buildings and structures. The property was recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements (Attachment A). The property was found not eligible under all state and local designation criteria due to a lack of significant historical associations, a lack of architectural merit, and compromised integrity.

No historical resources were identified within the project site as a result of this study. Therefore, with respect to built environment resources, the proposed project will have a less than significant impact on historical resources under CEQA.

Should you have any questions regarding this report or its findings, please do not hesitate to contact us at smurray@southenvironmental.com or (818) 458-1162.

Sincerely,



Laura Carías, MA
Senior Architectural Historian



Samantha Murray, MA
Cultural Resources Director

Attachments

- A. DPR Form Set for Chacon Farms
- B. Resumes

ATTACHMENT A.

DPR Form Set for Chacon Farms

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings

Review Code

Reviewer

Date

Page 1 of 22

*Resource Name or #: (Assigned by recorder) Chacon Farms

P1. Other Identifier: 710 Cawston Avenue North/23511 Cawston Avenue (historic address)

*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 Lakeview Date 2023 T 04 S ; R 21 W; ☐ of ☐ of Sec 31; SB B.M.

c. Address 710 Cawston Avenue North City San Jacinto Zip 92582

d. UTM: Zone 11S , 498441.15 mE/ 3737730.17 mN

e. Other Locational Data:

APNs 432-260-009, 432-260-026, and 432-260-027. The subject property is located on approximately 76-acres of agricultural land that is bound to the south by West Esplanade Avenue, to the east by Cawston Avenue North, to the north by West 7th Street, and to the east by an agricultural field.

*P3a. Description:

Chacon Farms is an approximately 76-acre farm with alfalfa fields and a small concentration of buildings at the northeast corner of the property. The buildings include two residences, two garages, two barns, and a tool shed (see Continuation Sheet).

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property; P33. Farm/ranch

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

P5b. Description of Photo: (view, date, accession #) Overview of northeast corner of property with buildings, facing southwest (South Environmental 2023)



*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric ☐ Both
1946 (Riverside County
Assessor)

*P7. Owner and Address:

Dejong Teunis J Trust
2451 Ramona Expressway
San Jacinto, CA 92582

*P8. Recorded by:

Marlena Krcelich
South Environmental
2061 N. Los Robles Ave.
Ste. 205
Pasadena, CA 91104

*P9. Date Recorded: 9/13/2023

*P10. Survey Type: Intensive

*P11. Report Citation:

Historic Built Environment
Assessment for the Chacon

Farms Project, City of San Jacinto, California (South Environmental 2023)

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

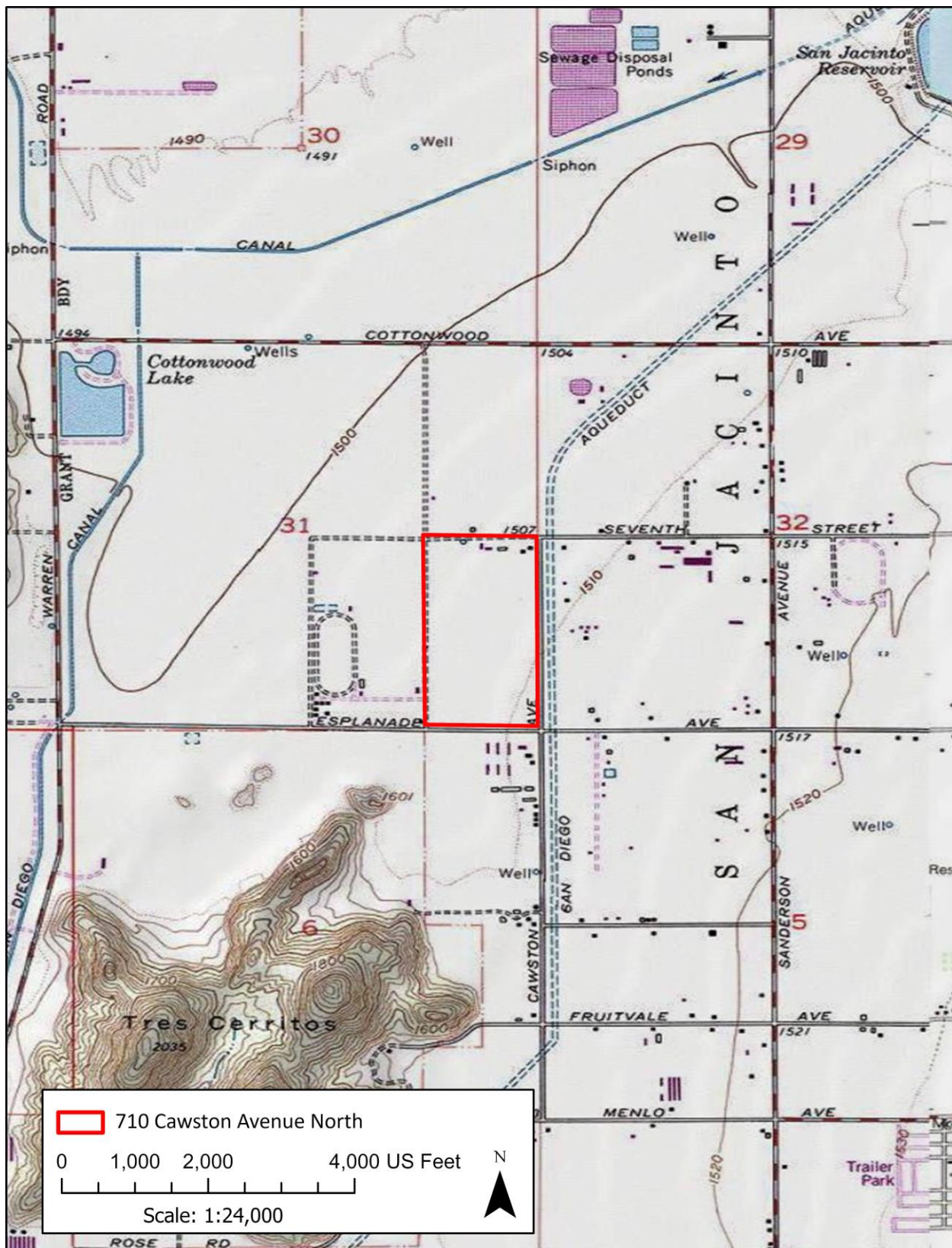
☐ Artifact Record ☐ Photograph Record ☒ Other (List): Sketch Map

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

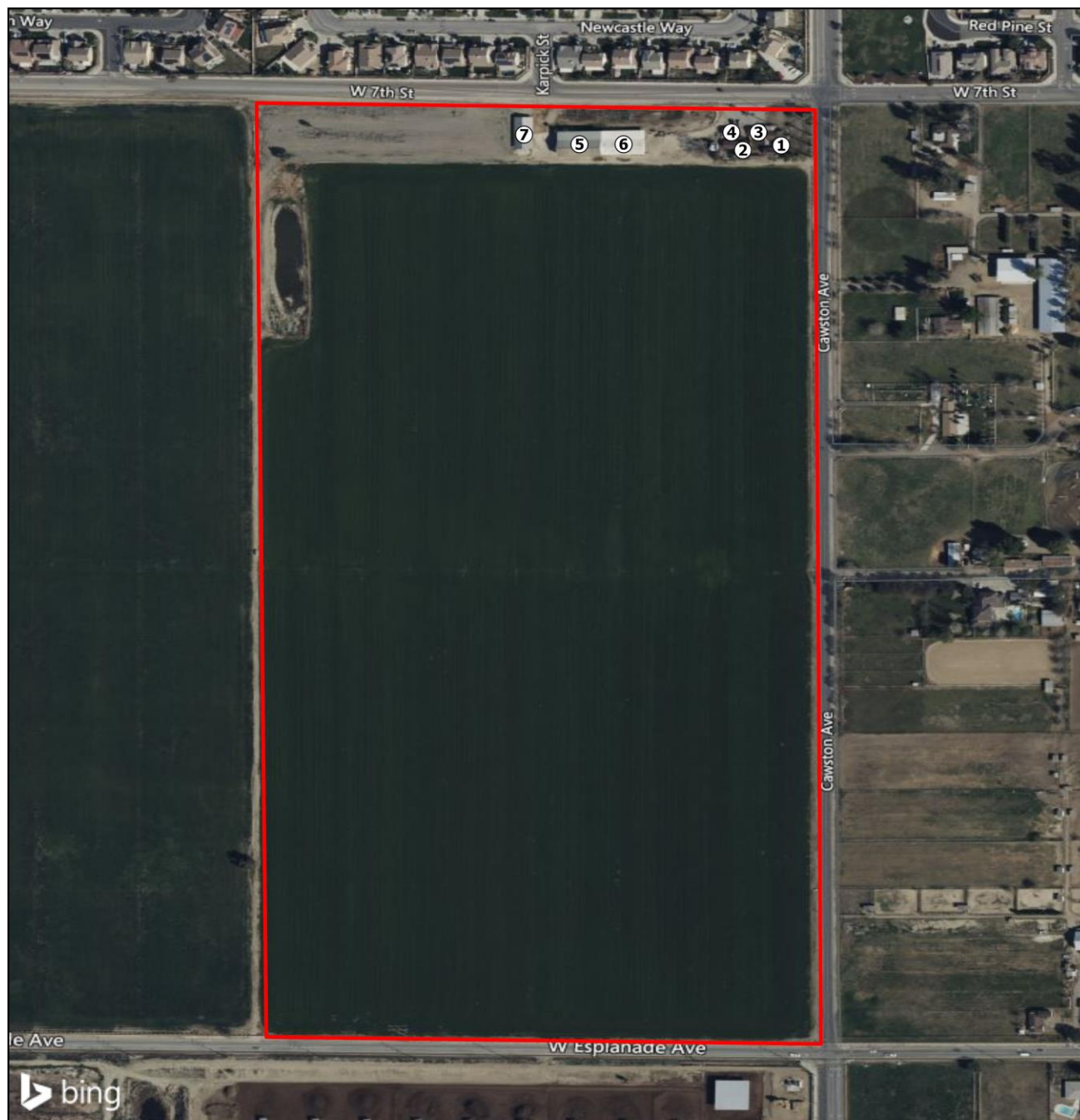
Primary #
HRI#
Trinomial

Page 2 of 22 *Resource Name or # Chacon Farms

*Map Name: Lakeview, California *Scale: 1:24,000 *Date of map: 2023



SKETCH MAP



Source: Bing Aerial Imagery 2023

710 Cawston Avenue North Project

Figure 3. Sketch Map

- | | | |
|---|----------------|--------------|
| Project Site | 2. Residence 2 | 6. Barn 2 |
| # Buildings | 3. Garage 1 | 7. Tool Shed |
| Buildings | 4. Garage 2 | |
| 1. Residence 1 | 5. Barn 1 | |

0 225 450 Feet
Scale: 1:4,500



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # Chacon Farms *NRHP Status Code 6Z
Page 4 of 22

B1. Historic Name: n/a
B2. Common Name: Chacon Farms
B3. Original Use: Residential/agricultural B4. Present Use: Residential/agricultural
*B5. Architectural Style: n/a

*B6. Construction History: (Construction date, alterations, and date of alterations)

Residence 1 and Garage 1 were constructed in 1946 (Riverside County Assessor). Aerial imagery indicates that Residence 2, Garage 2, Barns 1 and 2, and the Tool Shed were constructed by 1961 (UCSB 1961). Other noted alterations include replacement of original windows; replacement exterior cladding in certain areas; and the addition of iron balustrades (dates unknown).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a Original Location: n/a

*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area n/a Period of Significance n/a Property Type n/a Applicable Criteria n/a

The subject property does not appear eligible for listing in the CRHR or City register due to a lack of important historical associations, a lack of architectural merit, compromised integrity (see Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes) n/a

*B12. References: See Continuation Sheet

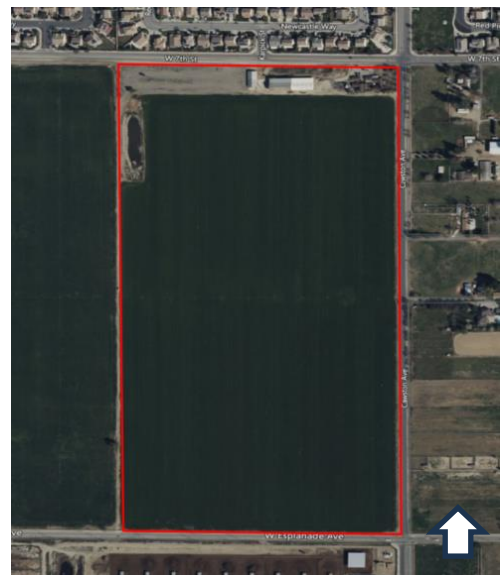
B13. Remarks:

*B14. Evaluator: Laura Carías, South Environmental

*Date of Evaluation: 9/13/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Chacon Farms

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*P3a. Description (Continued):

Chain link fences are located along the eastern border of the residence and along the northern border by the agricultural buildings. A stucco covered brick wall runs along the south side of the two residences, separating them from the agricultural fields to the rear.

The primary residence (Residence 1) is a single-story house with a U-shaped floor plan. Exterior cladding includes wood shingles in some areas and bricks clad in stucco in others. It has a medium-pitched gable roof clad in composition shingles with varied roof lines. The primary (east) elevation of Residence 1 includes one entry door which is located on a front porch that runs most of the length of the elevation. The porch is supported by square posts and has metal balustrades. This elevation also has various sliding vinyl windows and faux wood shutters (Exhibit 1). The secondary elevations of Residence 1 are very similar, with a variety of vinyl window types including double-hung and sliding windows, as well as a bay window on the south elevation (Exhibits 2 and 3). On the north elevation is a concrete patio area with brick piers supporting a wooden pergola. This area is also enclosed with a metal balustrade. The detached garage is located west of Residence 1; they are both connected by a covered walkway (Exhibit 4).



Exhibit 1. Overview of primary (east) elevation of Residence 1, facing west.

CONTINUATION SHEET

Property Name: Chacon Farms

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Exhibit 2. Overview of south elevation of Residence 1, facing northwest.



Exhibit 3. Overview of west elevation of Residence 1, facing northeast.

CONTINUATION SHEET

Property Name: Chacon Farms

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Exhibit 4. Overview of north elevation of Residence 1, with patio area and breezeway, facing south.

Garage 1 has a simple rectangular floor plan with a medium-pitched roof gable and exposed wood rafter tails. The building is constructed of brick with horizontal wood siding in the gables. There is one non-original metal garage door on the north elevation and two double-hung windows on the south elevation (Exhibits 5 and 6).

CONTINUATION SHEET

Property Name: Chacon Farms

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Exhibit 5. Overview of Garage 1 north elevation, facing south.



Exhibit 6. Overview of south elevation of Garage 1, facing north.

CONTINUATION SHEET

Property Name: Chacon Farms

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Residence 2 is located behind Residence 1 and is separated from it via a wooden fence. It is one-story with an L-shaped floor plan. It has a medium-pitched gable roof and is clad in vertical wood siding, and wood shingle siding. The primary (north) elevation contains a small front porch stoop with an entry door and a roof overhead supported by square wooden posts (Exhibit 7). There is another porch running along the length of the west elevation that is also supported by square wooden posts and has two entry doors. Other elevations contain a mix of vinyl windows including sliding, and double-hung, as well as vinyl sliding glass doors and a single-entry door (Exhibits 8 and 9).



Exhibit 7. Overview of north and east elevations of Residence 2, facing southwest.

CONTINUATION SHEET

Property Name: Chacon Farms

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Exhibit 8. Overview of west elevation of Residence 2, facing east.



Exhibit 9. Overview of south and west elevation of Residence 2, facing northeast.

CONTINUATION SHEET

Property Name: Chacon Farms

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Garage 2 is a single-story building with a medium-pitched gable roof. The exterior consists of wood shingle siding and horizontal wood siding in the roof gables. The north elevation has three wooden garage doors (Exhibit 10).



Exhibit 10. Overview of north elevation of Garage 2, facing south.

Barns 1 and 2 are attached to each other and located to the east of the residences and garages. They are both constructed out of steel beams with corrugated metal roofs and are situated over concrete pads. They have gable roofs with very low-pitched shed roofs extending off the north elevations. Barn 1 is longer in length and is taller than Barn 2. Barn 2 is enclosed along the south elevation with metal siding. Barn 1 is enclosed partially on all elevations. The words, "Chacon Farms" are painted on the gable of the east elevation of Barn 2 (Exhibits 11, 12, and 13).

CONTINUATION SHEET

Property Name: Chacon Farms

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Exhibit 11. Overview of Barns 1 and 2, with Barn 2 in foreground, facing northwest.



Exhibit 12. Overview of Barn 1, facing northeast.

CONTINUATION SHEET

Property Name: Chacon Farms

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Exhibit 13. Overview of Barns 1 and 2, with Barn 2 in foreground, facing southwest.

The Tool Shed is designed in a similar style with a steel frame structure and a medium-pitched corrugated metal roof (Exhibit 14). On the south end of the Tool Shed is an enclosed area with metal siding, an entry door, and a roll-up garage door on the south elevation (Exhibit 15). The siding on the south elevation has been replaced.

CONTINUATION SHEET

Property Name: Chacon Farms

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Exhibit 14. Overview of Tool Shed, facing southwest.



Exhibit 15. Overview of south elevation of Tool Shed, facing northeast.

CONTINUATION SHEET

Property Name: Chacon Farms

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The remainder of the property consists of open agricultural fields (Exhibit 16).



Exhibit 16. Overview of agricultural fields, facing southwest.

B10. Significance (Continued) :

Historic Context

San Jacinto

The first Spanish explorers entered the San Jacinto Valley (Valley) in the 1770s when Juan Batista de Anza led two expeditions through the area from Mexico. In these early years, the Valley was used as a main overland route to the rest of California. By 1820, the Mission San Luis Rey, situated in modern day Oceanside, established a cattle ranch in the Valley that operated until the mid-1830s, when California passed from Spanish to Mexican rule. The Mission was taken over by the Mexican government, and the 35,000 acres of ranch land was granted to Jose Antonio Estudillo and named Rancho San Jacinto Viejo. Other members of the Estudillo family received land grants in the area, totaling nearly 110,000 acres in the area that they used for their own cattle ranch. They constructed two brick mansions in the Valley, of which one still remains at the modern-day intersection of Main and Seventh Streets (San Jacinto History 2023).

In 1848, the end of the Mexican American War transferred California into the hands of the Americans. The Estudillo's continued to own most of the Valley until the 1880s, however in the 1860s, the Estudillo family began selling small portions of the rancho to newly arrived American settlers moving into the Valley. By 1868, a small community began to develop near the San Jacinto River on the south side of the Valley and within a couple of years had a school, a store, and a post office. Francisco Estudillo served

CONTINUATION SHEET

Property Name: Chacon Farms

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as the first postmaster. The store was opened by Russian immigrant Procco Akimo and was located southeast of modern downtown San Jacinto on what is now Hewitt Street. The town was officially founded in 1870 (San Jacinto History 2023).

The Estudillo lands were broken up by early 1889 and a group of investors from Los Angeles organized the San Jacinto Land Association, forming a new town site less than two miles away. For several years, these two small townsites battled for who would become the dominate site. In 1888, the Santa Fe Railroad built a branch line into the Valley from the town of Perris, which terminated on the west side of the newer townsite. This solidified the success of the new town, and the official City of San Jacinto was incorporated the same year (San Jacinto History 2023).

By the time the town was incorporated on April 9, 1888, the economy had shifted in the region from cattle ranching to horticulture, with many farmers growing grain, apricots, walnuts, and citrus (San Jacinto History 2023). Other crops included potatoes, onions, carrots, watermelons, pumpkins, cantaloupe, and cabbage (Warneke 2008: 7).

Dairy farms that began in 1900 became a major industry by the 1980s, at its height featuring 31 dairy farms. Thoroughbred horse ranches also dominated the area between the 1930s and 1990s which required many acres of alfalfa to feed the livestock (Warneke 2008: 7). San Jacinto remains largely agricultural today.

There were two devastating earthquakes in San Jacinto in 1899 and 1918 that decimated the commercial brick buildings on Main Street which caused a decline in population. The number of residents went from 2,000 in 1910 to 945 in 1920 after the last earthquake (Warneke 2008: 7).

Tourism became a source of income for the city beginning in 1900. Natural hot springs drew in visitors which then created a need for hotels and resorts for guests to stay. Gilman Hot Springs and Soboba Hot Springs were two of the better-known hot springs at the time (San Jacinto History 2023). Unfortunately, the hot springs dried up when the Metropolitan Water District redirected water from the Colorado River to Southern California in 1937 (Warneke 2008: 7).

One of the more exciting pieces of history in San Jacinto was the ostrich farm owned by Edwin Cawston. Cawston, a native of London, had read about the ostrich feather industry and the great profits with little effort. He brought birds from South Africa to California. Cawston established ostrich farms in Norwalk, South Pasadena, and San Jacinto. The South Pasadena location was used as an amusement park and petting zoo while the other two locations were used for breeding and production of feathers (Beyelia 2019). The San Jacinto farm was located at the intersection of present-day South Sanderson Avenue and West Esplanade Avenue, just 3,700 feet southeast of the subject property. Cawston sold his San Jacinto farm in 1914 (Hemet News 1914).

There are currently an estimated 55,000 residents in San Jacinto (Census 2020).

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Property Name: Chacon Farms

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Chacon Farms

Based on aerial images, the subject property was developed for agricultural use since at least 1938 (UCSB 1938). In an interview with property owner, Gilbert Chacon, in 2020, he stated that the property was used for agricultural purposes since the 1930s and that the property was initially used as an ostrich farm until the 1940s, although no documentation was found to support that claim (Partner 2020). Chacon also said a cattle ranch operated on the site between the 1940s and 1970s. Aerial photographs from 1961 and 1967 do appear to show corrals at the northwestern most end of the parcel (UCSB 1961, 1967). Joe M. and Virginia Lucia Chacon, Gilbert's parents and owners of Chacon Farms, purchased the subject property in 1976. Joe Chacon came from a long line of farmers. In 1923 Joe's parents, Jose and Refugio Chacon, migrated from Chihuahua, Mexico to Coachella where they worked as agricultural laborers. Sometime between 1924 and 1925 they moved to Chino Valley and established their farming career. During the 1940s and 1950s, the Chacon family was well known in Chino and at one time were the largest growers of tomatoes in Southern California (Soria 1985). By 1985, three of their sons were still in the farming business: Robert, Joe, and Luz.

Joe and Virginia grew onions, potatoes, squash, alfalfa, and hay on their farm (Soria 1985). Joe died in 2002 and Virginia died in 2007 (Chino Champion 2002; Press-Enterprise 2004). The subject property is currently owned by Dejong Teunis J Trust. No other information was found on the property or known owners.

Property History

The earliest aerial imagery of the site is from 1938 and shows what appears to be one single-family house in the northeast corner of the property as well as other small accessory buildings. By 1949, the original residential building appears to have been removed and Residence 1 and Garage 1 were built in its place (UCSB 1949). There is a building located west of Residence 1, but it was removed by 1961 (UCSB 1961). Also by 1961, Residence 2, Garage 2, Barn 1, Barn 2, and the Tool Shed are present (UCSB 1961). The Barns are two separate buildings that become one by 1985 (UCSB 1985). The residences, garages, barns, and tool shed are all located along the northern border of the parcel along West 7th Street. The remainder of the parcel is developed for agriculture. Historic aerial photographs indicate that no other major changes occurred to the property after this time.

No permits were found for the subject property.

Architectural Style

Ranch (c.1930-1975)

The Ranch house is a style of architecture originating in Southern California. It was popular starting in the 1930s and fell out of popularity by the mid-1970s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration (FHA). After World War II, the Ranch style gained even more popularity as size and building restrictions were lifted and could be found across the country. FHA guidelines continued to exert a strong influence on building Ranch homes. Such as encouraging developers to build

CONTINUATION SHEET

Property Name: Chacon Farms

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entire neighborhoods at once, making Ranch style houses commonplace within large subdivisions.

In both the early years, and throughout the 1950s and 1960s, the Ranch house could be constructed quickly with modern, mass-produced materials. The style provided a quick and easy construction option both to create new housing to meet the needs of soldiers returning home after the war, and an affordable, yet larger and comfortable option in the later decades post-war.

The smaller Ranch houses of the 1930s and 1940s, and the larger versions from the 1950s and 1960s share many characteristics. "Rambling" Ranch style houses became more popular in the 1950s, due to the nation's increasing use of automobiles. This permitted developers to build larger homes on bigger, wider lots along winding roads in suburban areas, resulting in a sprawling façade with a focus on emphasizing the width. In contrast, the Ranch homes in the streetcar suburbs of the 1940s were constructed on narrower lots, and therefore had less horizontal emphasis. However, many of the other design features they shared remained the same. As such, the affordability and versatility of the Ranch house made it one of the most popular house choices throughout the United States and was purchased and occupied by people at almost all socio-economic levels.

Key characteristics of the Ranch style of architecture are the following (Gottfried and Jennings 2009; Hess 2004; McAlester 2015):

- One story in height
- Low pitch gabled or hipped roofs constructed with moderate overhangs
- Offset entry points and general façade asymmetry
- Focus on horizontal massing and rambling forms
- Focus on informality
- Main entry typically placed under the roof overhang or tucked into the facade
- Use of variety of window types, including large picture-style windows
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimneys made of brick or stone
- Traditional exterior cladding, including brick veneer, wood siding, and stone veneer
- Attached garage or carport, typically incorporated into the façade
- Front and rear yards
- Simple floor plans based on rectangular blocks, usually L, U, or T shaped in plan

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Significance Evaluation

CRHR and City Designation Criteria

The following presents an evaluation of the Chacon Farms property in consideration of CRHR and City designation criteria. Discussions of state and local criteria have been combined where appropriate to avoid duplicative text.

CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

City Criterion B. Location as a site of historical event.

The subject property was constructed in 1946. Although the previous owner of the property stated that the subject property was once an ostrich farm, archival research failed to find evidence of this. The famed Cawston ostrich breeding farm was located southwest of the subject property but was sold in 1914, over 30 years before construction of the first buildings on the parcel. Archival research indicates that the subject property was once a cattle ranch and that it has operated as a farm since at least 1938 based on historic aerial photographs. The subject property is one of many agricultural properties in the area and archival research did not indicate that the subject property is associated with significant events in the history of the City or its agricultural development and is not the location of a historical event. Therefore, the property does not appear eligible under CRHR Criterion 1 or City Criteria B.

CRHR Criterion 2. Is associated with the lives of persons important in our past.

City Criterion C. Identification with a person(s) or group(s) who significantly contributed to the culture and development of the City.

While original ownership of the property is unknown, the first known owners of Chacon Farms were Joe M. and Virginia Chacon in 1976. Joe came from a long line of farmers, beginning with his parents who migrated to the United States from Chihuahua, Mexico in 1923 and eventually settled in Chino. The family was well known and were once the largest growers of tomatoes in Southern California. However, the subject property is not associated with the peak of their tomato business, therefore the subject property does not appear eligible under CRHR Criterion 2 or City Criterion C.

CRHR Criterion 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.

City Criterion D. Exemplification of a particular architectural style or way of life important to the City.

City Criterion E. Identification as the work of a person(s) whose work has influenced the heritage of the City, the State of California, or the United States.

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City Criterion F. Embodiment of elements of outstanding attention to architectural design, craftsmanship, detail, materials, or the best remaining architectural type in an area.

The subject property was constructed in 1946 featuring a residence and garage. A secondary residence, garage, two barns, and tool shed were added circa 1961. The residences are of a simple design in the Ranch-style of architecture, with character-defining features such as a U-shape plan, full width porch, and side gabled roof. The original windows have been replaced with vinyl windows throughout all buildings; iron balustrades were added along the primary elevation of Residence 1 and between Residence 1 and Garage 1; and doors and exterior siding were replaced at Residence 2. The barns and tool sheds are ubiquitous examples of utilitarian farm structures and do not exhibit any character-defining features of a particular style. Further, there is no indication that any of the buildings represent the work of an important creative individual. Therefore, as a result of the subject property's lack of architectural merit and integrity, the subject property does not appear eligible under CRHR Criterion 3, or City Criteria D, E, or F.

CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials, or technologies. the property does not appear eligible under CRHR Criterion 4.

City Criterion A. Character, interest, or value as part of the heritage of the City.

Archival research did not provide evidence that the subject property took a role in the City's history providing character, interest, or value as part of the heritage of the City. In fact, little to no information was found regarding the property. Therefore, the subject property is not eligible under City Criterion A.

City Criterion G. Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.

Archival research did not indicate that the subject property has a relationship to any landmarks. Therefore, the subject property is not eligible under City Criterion G.

City Criterion H. A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

The subject property is located at the southwest corner of Cawston Avenue North and West 7th Street and has been at its location since 1946. Although it has been at its location for 77 years, it is not located in a unique location and there are no physical characteristics that have established it as a familiar feature of a neighborhood. Therefore, the subject property is not eligible under City Criterion H.

City Criterion I. Integrity as a natural environment that strongly contributes to the wellbeing of the people of the City.

The subject property is an active residence and agricultural farm and is not associated with a natural feature or part of a natural environment that strongly contributes to

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the wellbeing of the people of San Jacinto. Therefore, the subject property is not eligible under City Criterion I.

Integrity

Location: The subject property retains integrity of location. The farm remains in its original location in its original orientation.

Design: The subject property lacks integrity of design. Twenty years after construction a second residence and garage were added to the property along with two barns and a toolshed. In the 1980s the barns were joined as one, thereby changing the original layout of the property.

Setting: The subject property retains partial integrity of setting as it continues to operate as a farm on what appears to be the original acreage. However, new residential development across the street has somewhat disrupted the historic setting.

Materials: The subject property lacks integrity of materials. Several of the original materials have been lost including windows, siding, and doors.

Workmanship: The subject property has diminished integrity of workmanship. The removal of the original windows and the addition of features such as a covered patio on the north elevation has obscured the original workmanship.

Feeling: The subject property retains integrity of feeling as it still feels like a rural agricultural farm from the mid-century.

Association: The subject property lacks integrity of association. The property was associated with the Chacon family, and they were not found to be significant in local, state, or national history.

The subject property does not appear eligible for listing in the CRHR or City register due to a lack of important historical associations, a lack of architectural merit, and compromised integrity.

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ATTACHMENT B.

Resumes

EDUCATION

M.A., Public History,
California State University,
Sacramento, 2006

B.A., History and Chicano
Studies, California State
University, Dominguez Hills,
2003

PROFESSIONAL

AFFILIATIONS

California Preservation
Foundation

Society of Architectural
Historians

National Trust for Historic
Preservation

Laura G. Carías, MA

SENIOR ARCHITECTURAL HISTORIAN

Laura Carías has over 17 years' experience in the field of historic and cultural resources evaluation, identification, documentation, and preservation. Ms. Carías specializes in historic resources assessments including historic significance evaluation in consideration of the California Register of Historical Resources (CRHR), and the National Register of Historic Places (NRHP), and local-level evaluation criteria. She also has experience in intensive-level field surveys, historic structure reports, design consultation, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Historic American Buildings Survey (HABS) and Historic American Engineering Record (HAER) documentation, local Mills Act contracts, and local, state, and national landmark designations.

Ms. Carías meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA/National Environmental Quality Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA).

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties
- Historic resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria
- Project design review for conformance with the Secretary of the Interior's Standards
- Preparation of archival documentation for HABS/HAER/HALS
- Historic Structure Reports
- Historic Preservation Certification Part 1 and 2 Tax Credit Applications

RECENT PROJECT EXPERIENCE

National Register of Historic Places Nomination, East Los Angeles Chicano Student Walkouts (Blowouts) (2023). South Environmental was retained by Sapphos Environmental, Inc. to prepare a National Register Nomination form and Multiple Property Documentation Form for the five main high schools and El Piranya Café directly associated with the planning and execution of East Los Angeles Chicano Student Walkouts of 1968. The five high schools included were James A. Garfield, Theodore Roosevelt, Abraham Lincoln, Belmont, and Woodrow Wilson. The East Los Angeles Chicano Student Walkouts (Blowouts) were a series of protests in 1968 where more than 15,000 school students walked out of class to demonstrate against the Los Angeles Board of Education due to unequal conditions in high schools. According to the Library of Congress, Mexican American students experienced a 60% dropout rate from high school, and those who did graduate averaged the reading level of an 8th grade Anglo student. The prejudices and inequalities in education culminated in students, teachers, parents, and activists organizing what would ultimately come to be known as the Walkouts. Ms. Carías served as co-author of the nomination.

Historic-Era Built Environmental Survey Report for SCE Sespe Creek Pole Replacement Project and Overhead Modification Project, Ventura County (2023). South Environmental was retained by Environmental Intelligence LLC, to complete a Historic-Era Built Environment Survey Report for the Southern California Edison (SCE) Sespe Creek Pole Replacement Project (proposed project) located in Ventura County, California. The report included the results of an intensive-level pedestrian survey of all built environmental resources over 50 years old within the project's Area of Potential Effect (APE) by a qualified architectural historian; building development and archival research; and recordation and evaluation of the idle Saugus-Fillmore-Santa Clara-Wakefield 66kV subtransmission line, a Quonset hut, and a single-family residence for historical significance in consideration of federal, state, and local designation criteria and integrity requirements. The report was prepared in conformance with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulation Title 36 Code of Federal Regulations (CFR) Part 800, the California Environmental Quality Act (CEQA) Section 15064.5 for historical resources, and in consideration of all applicable local guidelines and regulations concerning cultural resources. In conclusion, no historic properties/historical resources were identified within the project APE. Therefore, with respect to historic built environment resources, the proposed project would have no adverse effect on historic properties under Section 106 of the NHPA and a less than significant impact on historical resources under CEQA. Ms. Carías performed the site visit and served as co-author of the report.

Cultural Resources Technical Report for Colton Truck and Trailer Repair Project, City of Colton, California (2023). South Environmental was retained by EcoTierra Consulting to complete a cultural resources technical report for the Colton Truck and Trailer Repair Project (Project) located in the City of Colton, California. This study includes the results of a California Historical Resources Information Center (CHRIS) records search of the Project site and a 0.5-mile radius; a paleontological records search of the Project site; an intensive pedestrian survey of the Project site by a qualified archaeologist and architectural historian; building development and archival research; and recordation and evaluation of the industrial property at 790 E. M Street for historical significance and integrity in consideration of California Register of Historical Resources (CRHR) and City of Colton designation criteria. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources. No historical resources were identified within the project site as a result of this study. Therefore, with respect to built environment resources, the proposed project will have a less than significant impact on historical resources under CEQA. Ms. Carías served as senior architectural historian and author for the report.

EDUCATION

B.A., History of Architecture,
Minor in Architecture with a
focus in Construction
Management, Syracuse
University, 2019

PROFESSIONAL

AFFILIATIONS

California Preservation
Foundation

National Trust for Historic
Preservation

Marlena Krcelich, BA

ARCHITECTURAL HISTORIAN

Marlena Krcelich is an Architectural Historian at South Environmental with a background in historic preservation, advocacy, and hands-on conservation work. She has experience in cultural resources preservation including identification, research, writing, historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria, and has experience working with local Mills Act program requirements.

Ms. Krcelich meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. She has knowledge and experience regarding Section 106 of the NHPA, NEPA, and CEQA compliance, and mitigation.

EXPERTISE

- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.
- Assistance with project mitigation.

SPECIALIZED TRAINING

- U.S. Department of Transportation Federal Highway Administration Section 106 Tutorial, 2022
- Introduction to Preservation Law & Easements, NTHP, 2021
- Commission Assistance and Mentoring Program, National Alliance of Preservation Commissions, 2020
- Taking Stock of the Secretary of the Interior's Standards, CPF, 2020
- Section 106 and NEPA, Advisory Council on Historic Preservation, 2019

PROJECT EXPERIENCE

Cultural Resources Technical Report for the 314 Date Avenue Project, City of Carlsbad, California (2023). South Environmental was retained by Don L. Looney, Architect to prepare a historical analysis for the 314 Date Avenue Project, located in the City of Carlsbad, San Diego County, California. This analysis included the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of CRHR, and City of Carlsbad historic resources inventory (HRI) designation criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible under any criteria. Ms. Krcelich served as the Architectural Historian for the project and conducted the survey and prepared all deliverables.

Historical Analysis of 2879-2885 Hope Avenue, City of Carlsbad, California (2023). South Environmental was retained by Kirk Moeller Architects to prepare a historical analysis for the 2879-2885 Hope Avenue Project, located in the City of Carlsbad, San Diego County, California. This analysis included the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of CRHR, and City of Carlsbad historic resources inventory (HRI) designation criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible under any criteria. Ms. Krcelich served as the Architectural Historian for the project and conducted the survey and prepared all deliverables.

Historical Resource Research Report for the 242-258 Rosemont Street Project, San Diego, San Diego County, California (2023). South Environmental was retained by Paragon Real Estate Investments to prepare a Historical Resource Research Report in support of the 242-258 Rosemont Street Project. Two built environment resources over 45 years old within the project site were identified and recorded. The resources were evaluated for historical significance in consideration of NRHP, CRHR and City designation criteria and integrity requirements and were found not eligible under all designation criteria and integrity requirements. The proposed project was found to have a less than significant impact on historical resources under CEQA. Ms. Krcelich served as the Architectural historian for the project and prepared all deliverables.

Historical Resource Research Report for the 2125 5th Avenue Project, San Diego, San Diego County, California (2023). South Environmental was retained by a property owner to prepare a Historical Resource Research Report in support of the 2125 5th Avenue Project. One built environment resource over 45 years old within the project site was identified and recorded. The resource was evaluated for historical significance in consideration of NRHP, CRHR and City designation criteria. The subject property was found eligible for designation in the NRHP, the CRHR, and as a City of San Diego Historical Resource under NRHP Criterion C, CRHR Criterion 3, and City Criterion C and D for its architectural merit and association with Master Architect Louis J. Gill. The subject property was determined a historical resource per CEQA Guidelines § 15064.5. Ms. Krcelich served as the Architectural historian for the project and prepared all deliverables.