

A PHASE I CULTURAL RESOURCES ASSESSMENT

OF

MASTER PLOT PLAN PEN22-0238
CONDITIONAL USE PERMIT PEN22-22-0176
APN 486-310-038

±1.31 ACRES OF LAND IN THE CITY OF MORENO VALLEY
RIVERSIDE COUNTY, CALIFORNIA
USGS SUNNYMEAD, CALIFORNIA QUADRANGLE, 7.5' SERIES

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MANAGEMENT SUMMARY

A Phase I Cultural Resources Assessment of Master Plot Plan No. PEN22-0238 and Conditional Use Permit No. PEN22-0176 (hereafter, PEN22-0238 / PEN22-0176) was requested by the project sponsor, Mr. Mark Sater of Paradise Lake LLC. The subject property encompasses ± 1.31 acres of land located at the northwestern corner of Oliver Street and Iris Avenue in the City of Moreno Valley, northern Riverside County. The proposed project is a commercial development comprised of a 7,460 square foot (f^2) food mart with drive-thru, an energy station with a 5,979 f^2 canopy, and a 1790 f^2 automatic car wash.

The purpose of the Phase I Cultural Resources Assessment was two-fold: 1) information was to be obtained pertaining to previous land uses of the subject property through research and a comprehensive field survey, and 2) a determination was to be made if, and to what extent, existing cultural resources would be adversely impacted by the proposed project.

No cultural resources of prehistoric (Native American) or historical origin were observed within the boundaries of PEN22-0238 / PEN22-0176 during the field survey. In addition, no information has been obtained through Native American consultation that the subject property is culturally or spiritually significant and no Traditional Cultural Properties that currently serve religious or other community practices are known to exist within the project area. During the current cultural resources evaluation, no artifacts or remains were identified or recovered that could be reasonably associated with such practices.

The results of the records search conducted by staff at the Eastern Information Center on March 29, 2023, indicated that the subject property had been involved in one previous cultural resources study, conducted in 2017 by LSA. Entitled "Cultural Resources Assessment, Sater Arco Project, City of Moreno Valley, Riverside County, California" (RI-10128), the study included the entirety of what is now PEN22-0238 / PEN22-0176. During the course of the field survey, a single isolated artifact of historical origin, P-33-027260, was recorded approximately 130 feet northwest of the intersection of Iris Avenue and Oliver Road. The artifact was a fragment of a pre-WWII riveted steel irrigation pipe. The report determined that isolated artifacts, particularly those of historic-period origin that have no specific association are generally considered not significant and therefore, are not "historical resources" under the California Environmental Quality Act (CEQA). The artifact was left *in situ* and no further research was recommended. However, due to its existence, the presence of another irrigation feature off-property, and the number of Native American milling sites within a one-mile radius, LSA recommended part-time archaeological monitoring of grading. The isolated irrigation pipe fragment was not relocated during the current field survey.

The subject property is located in a well-studied area with 11 previous cultural resource studies having been conducted within a one-mile radius, most of which included large acreages. During the course of these studies, 22 cultural resources properties have been recorded, one of which was located on the subject property. With the exception of the isolated historical-era artifact found on the subject property, all of the sites are Native American bedrock milling sites, although one site also has a small rock shelter and midden. Five sites have only a single milling slick, indicating the use by an individual in processing plant food (seed) resources. The remainder have multiple milling features, generally indicating that a small group worked together processing resources or that these were sites visited over several seasons and used by an individual or even different individuals. The fact that milling features were predominantly slicks indicates that this area was used for seasonal exploitation of grasses and seeds. With only two exceptions, neither associated cultural resources nor evidence of a subsurface cultural deposit were recorded at any of the sites, indicating that these were temporary special use sites, used exclusively for processing gathered plants, and not for long term habitation. The site comprised of a rock shelter, midden, and milling features is evidence of longer term occupation. No archaeological sites have been recorded in less than a one-half mile radius of the subject property. Interestingly, no archaeological sites have been recorded north or northwest of the subject property, with all located to the south and southeast along the base of Mt. Russell.

Archival research indicated that a house and stable were built on the subject property in 1894, presumably by Marion L. Hotchkiss, who purchased the property in 1892. Mrs. Hotchkiss was the member of one of the founding families of what would become Moreno Valley. Her father was on the Bear Valley & Alessandro Development Company Board of Directors, her brother-in-law was one of the original investors in the company, and her husband was the Secretary and Treasurer of the company. Streets in the City of Moreno Valley were named for all three men. The structures remained on the property until at least 1939, the last year they were assessed by the Riverside County Assessor. However, cartographic research indicates that at least one structure was located at the southeastern corner of the subject property until 1978. No structural remains were observed during the current field survey.

A search of the *Sacred Lands File* for the subject property was completed on February 14, 2023, by the Native American Heritage Commission (NAHC). Based on the provided USGS quadrangle information, the search had negative results. Project scoping letters were sent to 20 tribal representatives listed by the NAHC as being interested in development in the Moreno Valley area, notifying them of the proposed project and requesting additional information. At this time, responses have been received from the Agua Caliente Band of Cahuilla Indians, the San Manuel Band of Mission Indians, the Pechanga Band of Indians, and the Rincon Band of Luiseño Indians. The Agua Caliente Band of Cahuilla Indians (ACBCI) determined that the subject property is not within their reservation, but it is within the Tribe's Traditional Use Area. For this reason, they

requested that a cultural resources inventory of the property be conducted by a qualified archaeologist prior to any development in the area, a copy of the EIC records search with associated survey reports and site records be provided to them, and copies of any cultural resource documentation (report and site records) generated in connection with this property be provided to them. The San Manuel Band of Mission Indians (SMBMI) determined that the subject property is outside of Serrano ancestral territory and as such, they will not be requesting consulting party status with the lead agency or to participate in the scoping, development, or review of documents pursuant to legal and regulatory mandates. The Rincon Band of Luiseño Indians determined that the proposed project is within the Traditional Use Area of the Luiseño Indians and within the Tribe's specific Area of Historic Interest. As such, the Rincon Band is traditionally and culturally affiliated with the project area. After a review of the provided documents and their internal information, the Rincon Band have no cultural resource information available to share at this time. They request that a final copy of the cultural resources study be forwarded to them upon completion.

After reviewing the provided maps and their internal documents, the Pechanga Band of Indians determined that the Project is not within their reservation, although it is within their Ancestral territory. At this time, they are interested in participating in this Project based upon their *'Ayéikwish*/Traditional Knowledge of the area and its placement between two Sacred Lands Filings. Detailed information regarding Pechanga's shared knowledge is located in the Research Results section of this report. Since the Tribe believes that the possibility of recovering sensitive subsurface resources during ground-disturbing activities for this Project is extremely high, they make the following recommendations: notification once the Project begins the entitlement process; copies of all applicable archaeological reports, site records, proposed grading plans, and environmental documents; government-to-government consultation with the Lead Agency; possible requirement for monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribal Monitor during earthmoving activities; and in the event that subsurface cultural resources are identified, the Tribe requests consultation with the Project proponents and Lead Agency regarding treatment and disposition of all artifacts.

In consideration of the above summary, it is clear that PEN22-0238 / PEN22-0176 is located in an area that is sensitive both archaeologically and historically. The fact that the subject property was first occupied in 1894 and continued to be occupied for decades afterwards, presents a distinct possibility that a subsurface cultural deposit associated with this occupation exists. All but one of the Native American archaeological sites are comprised exclusively of bedrock milling features and since no bedrock exists within the property boundaries, it is improbable that a similar site exists within the property boundaries. However, it is possible that subsurface cultural resources associated with seasonal resource exploitation by Native peoples of the region could be present. Due to the sensitivity of the subject property, particularly for subsurface cultural

resources, it is recommended that a Riverside County/ City of Moreno Valley qualified archaeologist and Native American monitor actively monitor all on-site and off-site ground disturbing activities associated with development of PEN22-0238 / PEN22-0176, including, but not limited to, grubbing, tree removal, vegetation clearance, trenching, excavation, and grading. Should any cultural resources be discovered during the course of earthmoving activities anywhere on the subject property, said activities should be halted or diverted until the qualified archaeologist and tribal monitor can evaluate the resources, make a determination of their significance, and recommend appropriate treatment measures to mitigate impacts to the resources from the project, if found to be significant. If human remains are encountered unexpectedly during implementation of the project, compliance with State Health and Safety Code Section 7050.5 is required, with no further disturbances to the land until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98.

INTRODUCTION

In compliance with California Environmental Quality Act (CEQA) and City of Moreno Valley Planning Department requirements, the project sponsor contracted with Jean A. Keller, Ph.D., Cultural Resources Consultant, to conduct a Phase I Cultural Resources Assessment of the subject property on January 29, 2023. The purpose of the assessment was to identify, evaluate, and recommend mitigation measures for existing cultural resources that may be adversely impacted by the proposed development.

The Phase I Cultural Resources Assessment commenced with a request submitted to staff at the Eastern Information Center, University of California, Riverside on January 29, 2023, to conduct a records search of available maps, site records, and reports. The results of the records search were received on March 30, 2023. A request for a Sacred Lands File search was submitted to the Native American Heritage Commission January 29, 2023, with results received on February 14. On February 15, 2023, project scoping letters were sent to 20 tribal representatives listed by the NAHC as being interested in project development in Moreno Valley. The intent of the letters was to not only provide notification of the proposed project, but also to seek additional cultural information that would not otherwise be available. At this time, responses from the Agua Caliente Band of Cahuilla Indians, the San Manuel Band of Mission Indians, the Pechanga Band of Indians, and the Rincon Band of Luiseño Indians have been received. Research utilizing available published literature, cartographic sources, photographic sources, and archival documents pertaining to the subject property followed the records and Sacred Lands File searches. Finally, a comprehensive pedestrian field survey of the subject property was conducted on February 17, 2023, for the purpose of locating, documenting, and evaluating all existing cultural resources within its boundaries.

The proposed project, currently entitled Master Plot Plan No. PEN22-0238 and Conditional Use Permit No. PEN22-0176 is a commercial development comprised of a 7,460 square foot (f²) food mart with drive-thru, an energy station with a 5,979 f² canopy, and a 1790 f² automatic car wash (Fig. 1). As shown on the USGS Sunnymead California Topographic Map, 7.5' series, the subject property, which encompasses ± 1.31 acres of land, is located in the NW $\frac{1}{4}$ of Section 22, Township 3 south, Range 3 west, SBM (Fig. 2). Current land use is vacant. Adjacent land uses are vacant to the west and north, and single family residential tracts to the east and west. Disturbances to the subject property are moderate and represent cumulative impacts resulting from past agricultural endeavors, grading, refuse deposits, periodic vegetation abatement, and abundant rodent activity, as well as the construction of Iris Avenue and Oliver Streets, which form the southern and eastern property boundaries, respectively. In addition, a house and stables were built on the property in 1894, with apparent occupation until at least 1940.

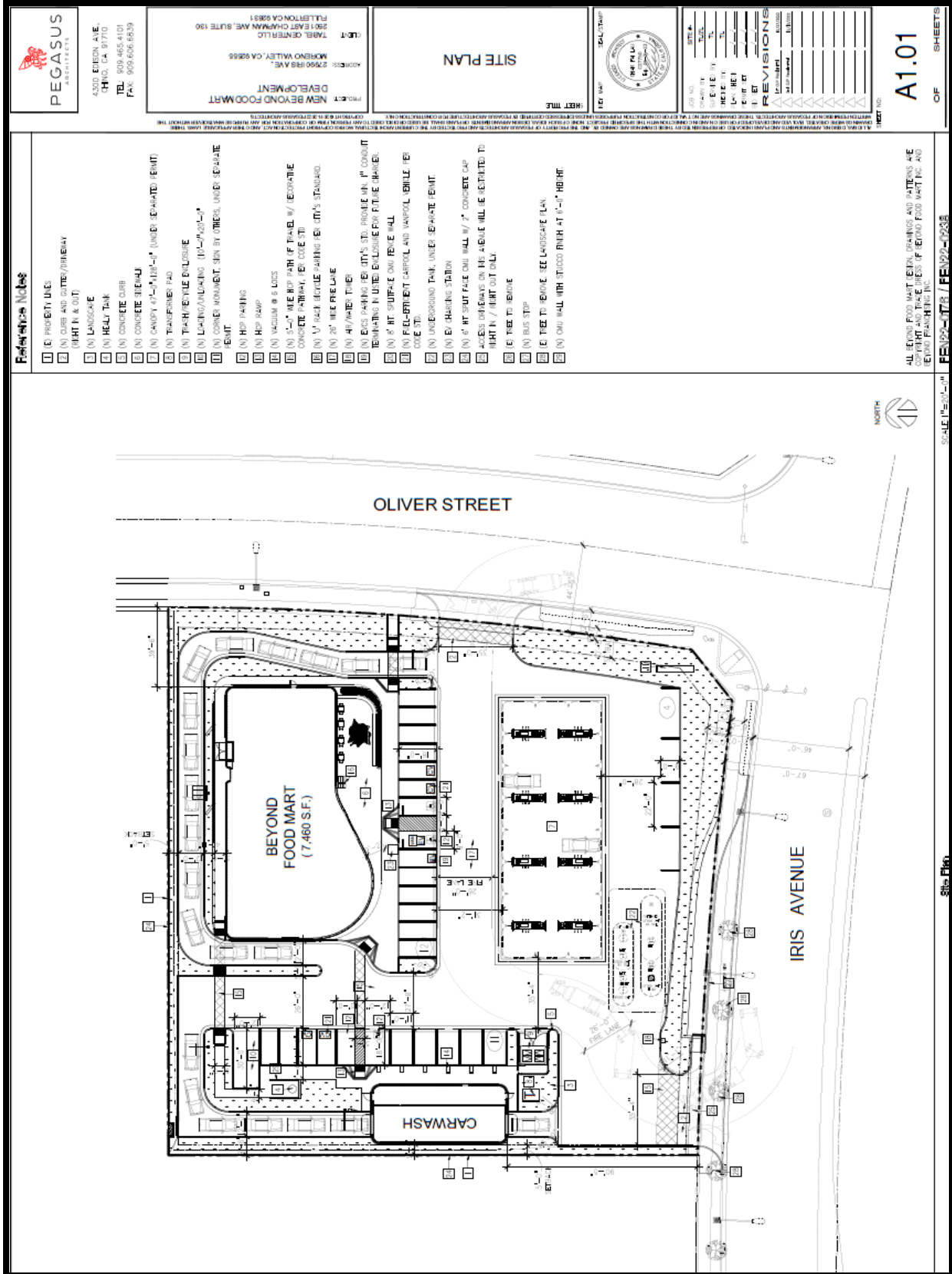


Figure 1: Master Plot Plan No. PEN22-0238 / Conditional Use Permit No. PEN22-0176.

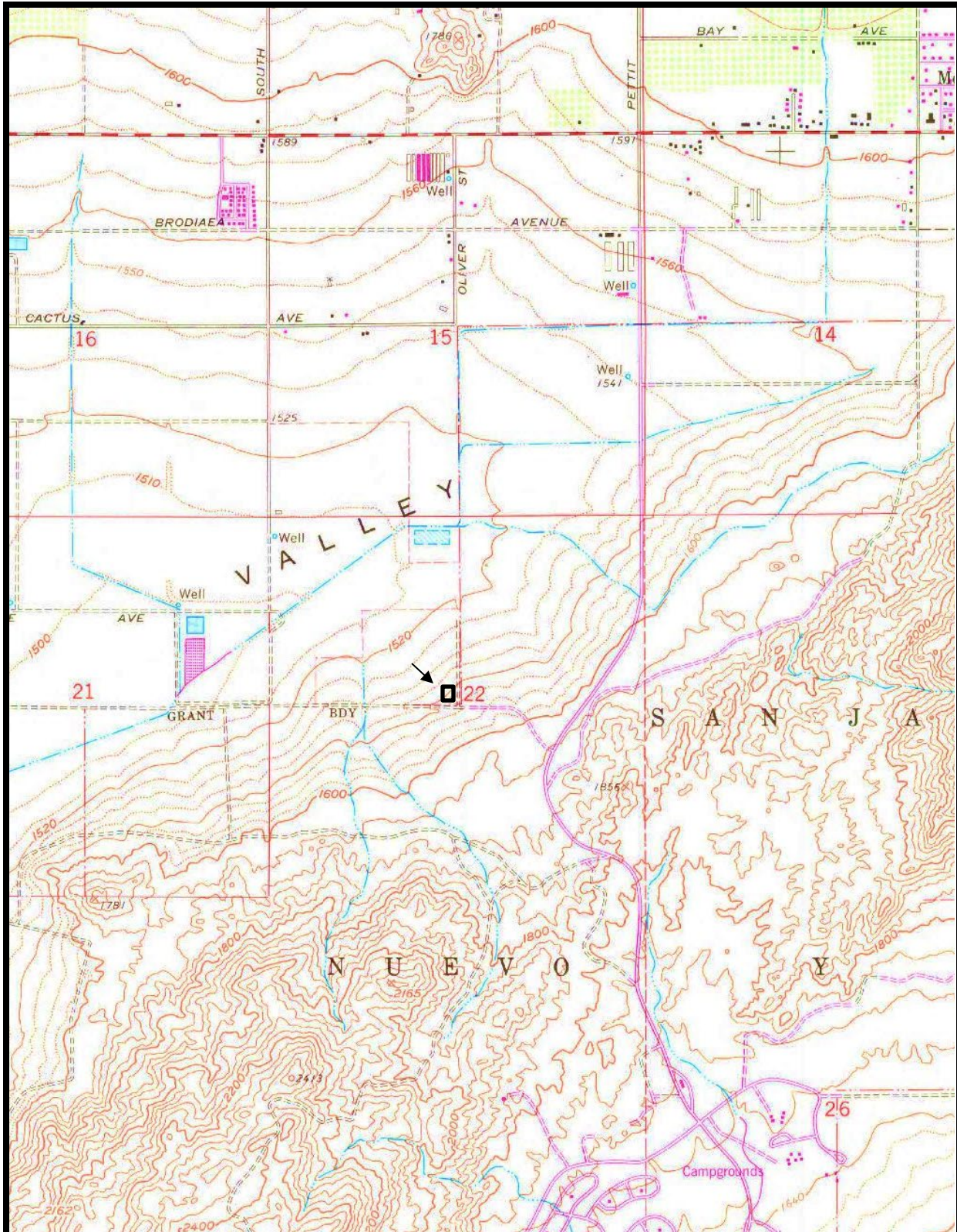


Figure 2: Location of Master Plot Plan PEN22-0238 / Conditional Use Permit PEN22-0176 in the City of Moreno Valley, northern Riverside County. Adapted from USGS Sunnymead, California Quadrangle, Topographic Map, 7.5' series, 1980.

ENVIRONMENTAL SETTING

Topography and Geology

The subject property is located in the City of Moreno Valley, northern Riverside County. It is situated in a topographically diverse region that is defined by Moreno Valley to the north, Mt. Russell to the east, Bernasconi Hills to the south, and Mockingbird Canyon to the west (Fig. 3). Most of the drainage in the vicinity of the subject property has been channelized, but historically the drainage pattern has been in a northwesterly direction, flowing from the upper elevations of Mt. Russell and the Bernasconi Hills toward Moreno Valley and ultimately, to the San Jacinto River. For the most part, drainage is intermittent, occurring only as the result of seasonal precipitation.

Topographically, the subject property is comprised of the lower terraces of Mt. Russell that emanate in a northwesterly direction and that have been somewhat modified by past land use activities (Fig. 4 and 5). Elevations range from a high of 1558.29 feet above mean sea level (AMSL) at the southeastern property corner to a low of 1552.4 feet AMSL at the northwestern property corner. There is a 4% slope running south to north across the property and a small watercourse that transects it, entering at the southwestern corner and exiting at the northwestern corner, with flow in the northwest direction. The watercourse is barely discernable and contains neither surface water nor floral evidence of subsurface water, thus indicating that this is a small ephemeral feature that does not represent a permanent source of water. The closest permanent sources of water are USGS-designated blueline streams approximately one-quarter mile west and one-half mile northeast.

The proposed project is situated in the Perris Penepplain, a portion of the Northern Peninsular Range Province of Southern California. The Perris Penepplain is a broad valley bounded on three sides by mountain ranges: the San Jacinto Mountains on the east, the San Bernardino Mountains on the north, and the Santa Ana Mountains on the southwest. The northwestern extent of the Perris Penepplain is the Santa Ana River. The Penepplain is a large depositional basin composed primarily of materials eroded from the granitic bedrock surfaces of the Southern California Batholith. The geological composition of the subject property is representative of the region as a whole, with alluvial fans and terraces formed by local granitic bedrock decomposition. Bedrock outcrops suitable for use in food processing, rock art, or shelter by indigenous peoples of the region are not present within the boundaries of the property. Loose lithic material is very sparse, and none observed would have been suitable for tool production by Native Americans who occupied this area.

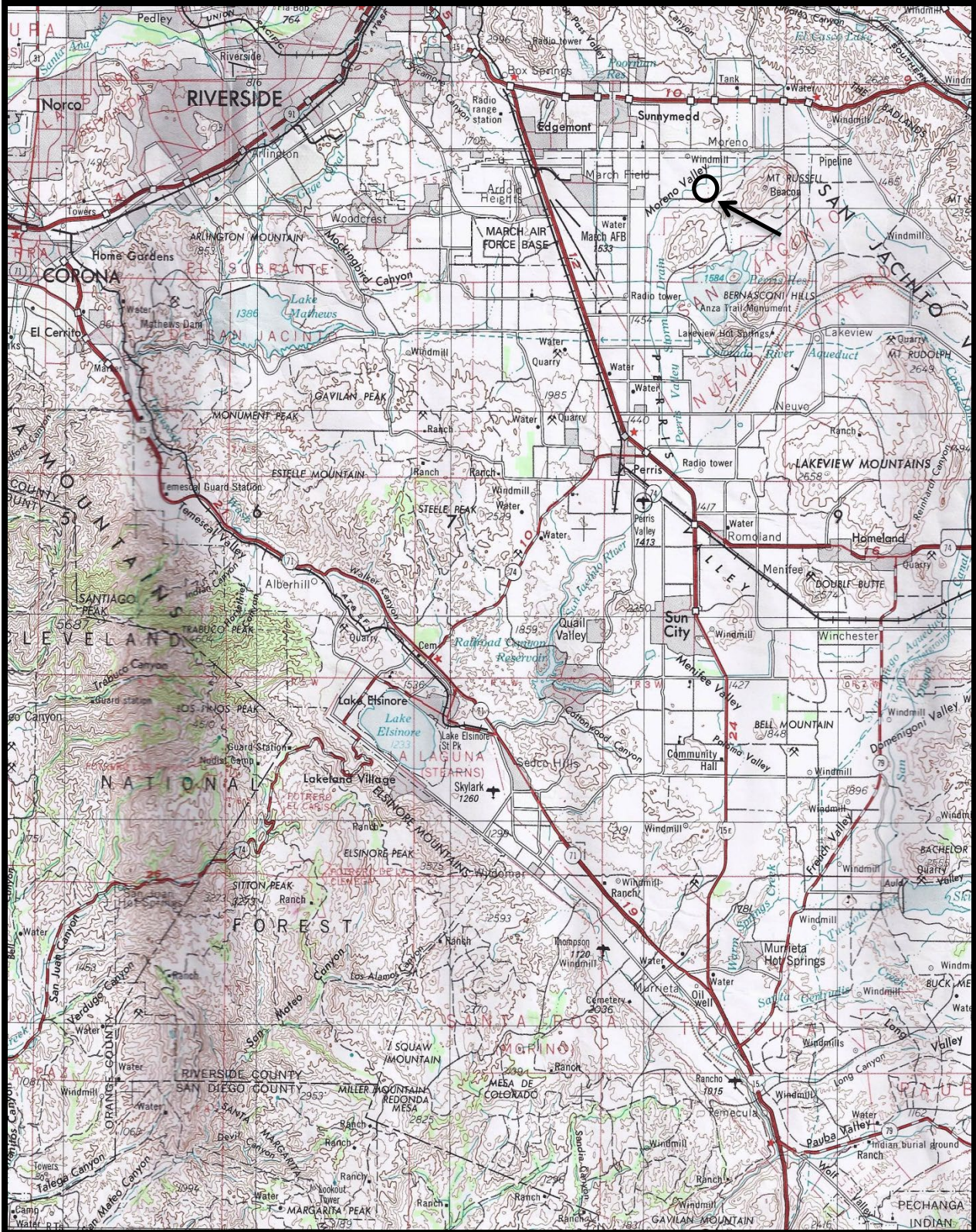


Figure 3: Location of the study area relative to western Riverside County. Adapted from USGS Santa Ana, California Topographic Map (1959, photorevised 1979). Scale 1:250,000.



Figure 4: Aerial view of the subject property. (Google Earth 2021)

Biology

As a result of past agricultural endeavors, as well as regular weed abatement, the only native plant observed during the field survey was Menzie's fiddleneck (*Amsinckia menziesii*), an annual herbaceous wildflower. The predominant plant species observed throughout PEN22-0238 / PEN22-0176 were invasive plants that included, but were not limited to, wild oat (*Avena fatua*), London rocket (*Sisymbrium irio*), wall barley (*Hordeum murinum*), tumbleweed (*Kali tragus*), and kelch-grass (*Schismus barbatus*). Prior to development of the property, the land was covered by representative plant species of the Coastal Sage Scrub Plant Community, which predominates in this region (Munz 1968). Characteristic plant species of this native community include white sage (*Salvia apiana*), black sage (*Salvia mellifera*), California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*), brittlebush (*Encelia californica*), golden yarrow (*Eriophyllum confertifolium*), toyon (*Heteromeles arbutifolia*), and lemonade berry (*Rhus*



View from the northeastern property corner looking southwest.



View from the southwestern property corner looking northwest.

Figure 5: Views of the subject property.

integrifolia). Indigenous peoples of the region commonly used plants of this community for food, medicine, and implement production. During both the prehistoric and historical periods an abundance of faunal species undoubtedly inhabited the study area. However, due to regional urbanization, the current faunal community is generally restricted to those species that can exist in proximity to humans, such as valley pocket gopher (*Thomomys bottae*), Audobon's cottontail (*Sylvilagus audobonii*), California ground squirrel (*Spermophilus beecheyi*), and western fence lizard (*Sceloporus occidentalis*).

Climate

The climate of the study area is that typical of cismontane Southern California, which on the whole is warm, and rather dry. This climate is classified as Mediterranean or "summer-dry subtropical." Temperatures seldom fall below freezing or rise above 100 degrees Fahrenheit. The rather limited precipitation received occurs primarily during the summer months.

Discussion

The entirety of the subject property has been altered by past and current land uses and as a result, it is difficult to determine whether adequate resources would have been available to support indigenous populations of the region. Based on resources found on undeveloped land in the vicinity, it is probable that floral and faunal resources would have offered opportunities to Native Americans for procuring food, as well as components for medicines, tools, and construction materials. Bedrock outcrops suitable for use in food processing, rock art, or shelter are not present within the project boundaries. Loose lithic material is very sparse, and none observed would have been suitable for ground or flaked stone tool production. It is possible that both bedrock outcrops and loose lithic materials have been removed in the past to facilitate agricultural endeavors. A permanent source of water is not located within the property boundaries but is theoretically present in two USGS-designated blue-line streams within one-quarter mile to the west and one-half mile to the northeast. Due to the relative lack of available natural resources, it is likely that the subject property would only have been utilized for seasonal resource exploitation by indigenous peoples of the region and not for long-term occupation.

Criteria for occupation during the historical era were generally somewhat different than for aboriginal occupation since later populations did not depend solely on natural resources for survival. During the historical era, the subject property would probably have been considered very desirable due to the availability of tillable soil, flat topography, and its proximity to urban centers and major transportation corridors.

CULTURAL SETTING

Prehistory

On the basis of currently available archaeological research, occupation of Southern California by human populations is believed to have begun at least 10,000 years ago. Theories proposing much earlier occupation, specifically during the Pleistocene Age, exist but at this time archaeological evidence has not been fully substantiated. Therefore, for the purposes of this report, only human occupation within the past 10,000 years will be addressed.

A time frame of occupation may be determined on the basis of characteristic cultural resources. These comprise what are known as cultural traditions or complexes. It is through the presence or absence of time-sensitive artifacts at a particular site that the apparent time of occupation may be suggested.

In general, the earliest established cultural tradition in Southern California is accepted to be the San Dieguito Tradition, first described by Malcolm Rogers in the 1920s. The San Dieguito people were nomadic large-game hunters whose tool assemblage included large domed scrapers, leaf-shaped knives, and projectile points, stemmed projectile points, chipped stone crescentics, and hammerstones (Rogers 1939; Rogers 1966). The San Dieguito Tradition was further divided into three phases: San Dieguito I is found only in the desert regions, while San Dieguito II and III occur on both sides of the Peninsular Ranges. Rogers felt that these phases formed a sequence in which increasing specialization and refinement of tool types were the key elements. Although absolute dates for the various phase changes have not been hypothesized or fully substantiated by a stratigraphic sequence, the San Dieguito Tradition as a whole is believed to have existed from approximately 7000 to 10,000 years ago (8000 to 5000 BCE).

Throughout southwestern California the La Jolla Complex followed the San Dieguito Tradition. The La Jolla Complex, as first described by Rogers (1939, 1945), then redefined by Harding (1951), is recognized primarily by the presence of millingstone assemblages within shell middens. Characteristic cultural resources of the La Jolla Complex include basined millingstones, unshaped manos, flaked stone tools, shell middens, and a few Pinto-like projectile points. Flexed inhumations under stone cairns, with heads pointing north, are also present (Rogers 1939, 1945; Warren *et al* 1961).

The La Jolla Complex existed from 5500 to 1000 BCE. Although there are several hypotheses to account for the origins of this complex, it would appear that it was a cultural adaptation to climatic warming after c. 6000 BCE. This warming may have stimulated movements to the coast of desert peoples who then shared their millingstone technology with the older coastal groups

(Moratto 1984). The La Jollan economy and tool assemblage seems to indicate such an infusion of coastal and desert traits instead of a total cultural displacement.

The Pauma Tradition, as first identified by D.L. True in 1958, may be an inland variant of the La Jolla Complex, exhibiting a shift to a hunting and gathering economy, rather than one based on shellfish gathering. Implications of this shift are an increase in number and variety of stone tools and a decrease in the amount of shell (Meighan 1954; True 1958; Warren 1968; True 1977). At this time, it is not known whether the Pauma Complex represents the seasonal occupation of inland sites by La Jollan groups or whether it represents a shift from a coastal to a non-coastal cultural adaptation by the same people.

The late period is represented by the San Luis Rey Complex, first identified by Meighan (1954) and later redefined by True *et al* (1974). Meighan divided this complex into two periods: San Luis Rey I (1400-1750 CE) and the San Luis Rey II (1750-1850 CE). The San Luis Rey I type component includes cremations, bedrock mortars, millingstones, small triangular projectile points with concave bases, bone awls, stone pendants, *Olivella* shell beads, and quartz crystals. The San Luis Rey II assemblage is the same as San Luis Rey I, but with the addition of pottery vessels, cremation urns, tubular pipes, stone knives, steatite arrow straighteners, red and black pictographs, and such non-aboriginal items as metal knives and glass beads (Meighan 1954). Inferred San Luis Rey subsistence activities include hunting and gathering with an emphasis on acorn harvesting.

Ethnography

Available ethnographic research indicates that the study area was included in the known territory of the Luiseño Indians during both prehistoric and historic times. There is also evidence that this area was used by the Cahuilla Indians, although their traditional homelands are generally believed to predominantly have been located farther east. For the purpose of this report, the subject property will be considered to have been primarily included in the traditional territory of the Luiseño. The name Luiseño is Spanish in origin and was used in reference to those aboriginal inhabitants of Southern California associated with the Mission San Luis Rey. As far as can be determined, the Luiseño, whose language is of the Takic family (part of the Californian Uto-Aztecan linguistic stock), had no equivalent word for their nationality because they did not consider themselves to “belong to” the Spanish occupiers. Instead, there were two different words within the *Chamtéela* (Luiseño language) that refer to their nationality. The Luiseño call themselves *Atáaxum*, which means “people,” and traditional songs refer to the people as *Payómkawichum*, “people of the west,” an association with a particular village. For example, today the Pechanga people refer to themselves as the *Pechangayam*, “people of Pechanga.” The use of these two words for nationality were dependent on the other person’s knowledge and placement within the territory.

According to ethnographers and Luiseño oral tradition, the territory of the Luiseño was extensive, encompassing much of coastal and inland Southern California. Known territorial boundaries extended on the west to the Southern Channel Islands, to the Santa Ana River and Box Springs Mountain on the north, as far northeast as Mt. San Jacinto, to Lake Henshaw on the southeast, and to Agua Hedionda Creek on the southwest. Their habitat included every ecological zone from sea level to 6000 mean feet above sea level.

Territorial boundaries of the Luiseño were shared with the Gabrieliño and Serrano to the north, the Cahuilla to the east, the Cupeño and Ipai to the south (Fig.6). Except for the Ipai, these tribes shared similar cultural and language traditions. Although the social structure and philosophy of the Luiseño were similar to that of neighboring tribes, they had a greater population density and correspondingly, a more rigid social structure.

Indigenous culture is not static, it has always evolved based on a number of factors. As such, it is important to recognize that information relating to Luiseño ethnography is based on settlement patterns and cultural practices of only 400 years or so before present and does not reflect the occupation thousands of years prior. What is known about this relatively recent occupation is that the settlement pattern of the Luiseño was based on the establishment and occupation of sedentary autonomous village groups. The settlement pattern of the Luiseño was based on the establishment and occupation of sedentary autonomous village groups. Villages were usually situated near adequate sources of food and water, in defensive locations primarily found in sheltered coves and canyons. Typically, a village was comprised of permanent houses, a sweathouse, and a religious edifice. The permanent houses of the Luiseño were earth-covered and built over a two-foot excavation (Kroeber 654). According to informants' accounts, the dwellings were conical roofs resting on a few logs leaning together, with a smoke hole in the middle of the roof and entrance through a door. Cooking was done outside, when possible, on a central interior hearth when necessary. The sweathouse was similar to the houses except that it was smaller, elliptical, and had a door in one of the long sides. Heat was produced directly by a wood fire. Finally, the religious edifice was usually just a round fence of brush with a main entrance for viewing by the spectators and several narrow openings for entry by the ceremonial dancers (Kroeber 655).

Luiseño subsistence was based on seasonal floral and faunal resource procurement. Each village had specific resource procurement territories, most of which were within one day's travel of the village. During the autumn of each year, however, most of the village population would migrate to the mountain oak groves and camp for several weeks to harvest the acorn crop, hunt, and collect local resources not available near the village. Hunters typically employed traps, nets, throwing sticks, snares, or clubs for procuring small animals, while larger animals were usually ambushed, then shot with bow and arrow. The Luiseño normally hunted antelope and



Figure 6: Ethnographic location of the study area. Adapted from Kroeber (1925).

jackrabbits in the autumn by means of communal drives, although individual hunters also used bow and arrow to hunt jackrabbits throughout the year. Many other animals were available to the Luiseño during various times of the year but were generally not eaten. These included dog, coyote, bear, tree squirrel, dove, pigeon, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles (Kroeber 62).

Small game was prepared by broiling it on coals. Venison and rabbit were either broiled on coals or cooked in an earthen oven. Whatever meat was not immediately consumed was crushed on a mortar, then dried and stored for future use (Sparkman 208). Of all the food sources utilized by the Luiseño, acorns were by far the most important. Six species were collected in great quantities during the autumn of every year, although some were favored more than others. In order of preference, they were black oak (*Quercus kelloggii*), coast live oak (*Q. agrifolia*), canyon live oak (*Q. chrysolepsis*), Engelmann Oak (*Q. engelmannii*), interior live oak (*Q. wislizenii*), and scrub oak (*Q. berberidifolia*). The latter three were used only when others were not available. Acorns were prepared for consumption by crushing them in a stone mortar and leaching off the tannic acid, then made into either a mush or dried to a flour-like material for future use.

Herb and grass seeds were used almost as extensively as acorns. Many plants produce edible seeds which were collected between April and November. Important seeds included, but were not limited to, the following: California sagebrush (*Artemisia californica*), wild tarragon (*Artemisia dracunculus*), white tidy tips (*Layia glandulosa*), sunflower (*Helianthus annuus*), calabazilla (*Cucurbita foetidissima*), sage (*Salvia carduacea* and *S. colombariae*), California buckwheat (*Eriogonum fasciculatum*), peppergrass (*Lepidium nitidum*), and chamise (*Adenostoma fasciculatum*). Seeds were parched, ground, cooked as mush, or used as flavoring in other foods.

Fruit, berries, corms, tubers, and fresh herbage were collected and often immediately consumed during the spring and summer months. Among those plants commonly used were basketweed (*Rhus trilobata*), Manzanita (*Arctostaphylos Adans.*), miner's lettuce (*Montia Claytonia*), thimbleberry (*Rubus parviflorus*), and California blackberry (*Rubus ursinus*). When an occasional large yield occurred, some berries, particularly juniper and manzanita, were dried and later made into a mush.

Tools for food acquisition, preparation, and storage were made from widely available materials. Hunting was done with a bow and fire-hardened or stone-tipped arrows. Coiled and twined baskets were used in food gathering, preparation, serving, and storage. Seeds were ground with handstones on shallow granitic mortars, while stone mortars and pestles were used to pound acorns, nuts, and berries. Food was cooked in clay vessels over fireplaces or earthen ovens. The Luiseño employed a wide variety of other utensils produced from locally available geological, floral, and faunal resources in all phases of food acquisition and preparation.

The Luiseño subsistence system described above constitutes seasonal resource exploitation within their prescribed village-centered procurement territory. In essence, this cycle of seasonal exploitation was at the core of all Luiseño lifeways. During the spring collection of roots, tubers, and greens was emphasized, while seed collecting and processing during the summer months shifted this emphasis. The collection areas and personnel (primarily small groups of women) involved in these activities remained virtually unchanged. However, as the autumn acorn harvest approached, the settlement pattern of the Luiseño altered completely. Small groups joined to form the larger groups necessary for the harvest and village members left the villages for the mountain oak groves for several weeks. Upon completion of the annual harvest, village activities centered on the preparation of collected foods for use during the winter. Since few plant food resources were available for collection during the winter, this time was generally spent repairing and manufacturing tools and necessary implements in preparation for the coming resource procurement seasons.

Each Luiseño village was a clan tribelet – a group of people patrilineally related who owned an area in common and who were both politically and economically autonomous from neighboring villages (Bean & Shipek 555). The chief of each village inherited his position and was responsible, with the help of an assistant, for the administration of religious, economic, and warfare powers. A council comprised of ritual specialists and shamans, also hereditary positions, advised the chief on matters concerning the environment, rituals, and supernatural powers.

According to early ethnographers, the social structure of the villages was considered obscure, since the Luiseño apparently did not practice the organizational system of exogamous moieties used by many of the surrounding Native American groups. At birth, a baby was confirmed into the house-holding group and patrilineage. Girls and boys went through numerous puberty initiation rituals during which they learned about the supernatural beings governing them and punishing any infractions of the rules of behavior and ritual (Sparkman 221-225). The boys' ceremonies included the drinking of toloache (*Datura*), visions, dancing, ordeals, and the teaching of songs and rituals. Girl's puberty rituals, which included "roasting" in warm sands and rock painting, were centered on how to be a contributing adult in their society and their responsibilities in the cycles of the world. Marriages did not take place immediately after puberty rituals were completed as the relationship between girls, puberty, and marriage was very complex. Children's future marriages were often arranged at birth, but as the parties became adults, relationships were reevaluated. The Luiseño were concerned that marriages not occur between individuals too closely related. Although cross-cousin marriages occurred on occasion, they were not commonly accepted. Instead, marriage was based more on clan relationships. Luiseño marriages created important economic and social alliances between lineages and were celebrated accordingly with elaborate ceremonies and a bride price. Residence was typically

patrilineal. Men and women with large social responsibility often lived with multiple people and the relationships were of support for the community.

One of the most important elements in the Luiseño life cycle was death. At least a dozen successive mourning ceremonies were held following an individual's death, with feasting taking place and gifts being distributed to ceremony guests. Luiseño cosmology was based on a dying-god theme, the focus of which was *Wiyó-t'*, a creator-culture hero and teacher who was the son of earthmother (Bean & Shipek 557). The order of the world was established by this entity, and he was one of the first "people" or creations. Upon the death of *Wiyó-t'* the nature of the universe changed, and the existing world of plants, animals, and humans was created. The original creations took on the various life forms now existing and worked out solutions for living. These solutions included a spatial organization of species for living space and a chain-of-being concept that placed each species into a mutually beneficial relationship with all others.

Based on Luiseño settlement and subsistence patterns, the type of archaeological sites associated with this culture may be expected to represent the various activities involved in seasonal resource exploitation. Temporary campsites, usually evidenced by lithic debris and/or milling features, may be expected to occur relatively frequently. Food processing stations, often only single milling features, are perhaps the most abundant type of site found. Isolated artifacts occur with approximately the same frequency as food processing stations. The most infrequently occurring archaeological site is the village site. Sites of this type are usually large, in defensive locations amidst abundant natural resources, and usually surrounded by the types of sites previously discussed, which reflect the daily activity of the villagers. Little is known of ceremonial sites, although the ceremonies themselves are discussed frequently in ethnographic literature. It may be assumed that such sites would be found in association with village sites, but with what frequency is not known.

History

Four principal periods of historical occupation existed in Southern California: the Protohistoric Period (1540-1768 CE), the Spanish Mission Period (1769-1830 CE), the Mexican Rancho Period (1830-1848 CE), and the American Developmental Period (1848 CE - present).

In the general study area, the Spanish Mission Period (1769-1830 CE) first represents historical occupation. Although earlier European explorers had traveled throughout South California, it was not until the 1769 "Sacred Expedition" of Captain Gaspar de Portola and Franciscan Father Junipero Serra that there was actual contact with aboriginal inhabitants of the region. The intent of the expedition, which began in San Blas, Baja California, was to establish missions and presidios along the California coast, thereby serving the dual purpose of converting Indians to Christianity and expanding Spain's military presence in the "New World." In addition, each mission became

a commercial enterprise utilizing Indian labor to produce commodities such as wheat, hides, and tallow that could be exported to Spain. Founded on July 16, 1769, the Mission San Diego de Alcalá was the first of the missions, while the Mission San Francisco Solana was the last mission, founded on July 4, 1823.

Although the Portola and Serra expedition apparently bypassed the study area, there is a possibility that Pedro Fages, a lieutenant in Portola's Catalan Volunteers, may have stopped in the area while looking for deserters from San Diego in 1772 (Hicks and Hudson 10; Hudson 14). In addition, historian Phillip Rush credits Captain Juan Pablo Grijalva and his party with the first white discovery of the region in 1795 (Rush 29). The first white men of record to enter the region were Father Juan Norberto de Santiago and Captain Pedro Lisalde. In 1797 their expedition party, comprised of seven soldiers and five Indians (probably Juaneños from the Mission San Juan Capistrano) stopped briefly near Temecula on their journey to find another mission site. Upon leaving the valley Fr. Santiago remarked in his journal that the expedition had encountered an Indian village called "Temecula: (Hudson 13-14).

In 1798 on the site Santiago had selected, the Mission San Luis Rey de Francia was founded and all aboriginals living within the mission's realm of influence became known as the "Luiseño." Within a 20-year period, under the guidance of Fr. Antonio Peyri, the mission prospered to a degree that it was often referred to as the "King of the Missions." At its peak, the Mission San Luis Rey de Francia, which is located in what is now Oceanside, controlled six ranches and annually produced 27,000 cattle, 26,000 sheep, 1300 goats, 500 pigs, 1900 horses, and 67,000 bushels of grain. During this period, the Mission San Luis Rey de Francia claimed the entire region that is now western Riverside County and northern San Diego County as a cattle ranch, although records of the Mission San Juan Capistrano show this region as part of their holdings.

By 1818 the greater Temecula Valley had become the Mission San Luis Rey's principal producer of grain and was considered one of the mission's most important holdings. It was at approximately this time that a granary, chapel, and majordomo's home were built in Temecula. These were the first structures built by whites within the boundaries of Riverside County (Hudson 1981:19). The buildings were constructed at the original Indian village of Temecula on a high bluff at the southern side of Temecula Creek where it joins Murrieta Creek to form the Santa Margarita River. This entire area continued to be an abundant producer of grain, as well as horses and cattle, for the thriving Mission San Luis Rey until the region became part of Mexico on April 11, 1822. Following this event, the Spanish missions and mission ranches began a slow decline.

Toward the end of this period, a federal law was passed that would have a substantial future impact on the study area in that it encouraged both increased settlement and land speculation. The Land Act of 1820, enacted April 24, 1820, ended the ability to purchase the United States' public domain lands on a credit or installment system over four years, as previously established.

The new law became effective July 1, 1820, and required full payment at the time of purchase and registration. But to encourage more sales and make land more affordable, Congress also reduced both the minimum price from \$2.00 to \$1.25 per acre and the minimum size of a standard tract from 160 to 80 acres. The minimum full payment now amounted to \$100, rather than \$320. By lowering the price of land and the amount of land required for purchase, the law made it possible for settlers to move to the West, thus increasing the population and decreasing the need for illegal occupation. Although the Land Act of 1820 was good for the average American, it was also good for the wealthy land speculators who had sufficient money to buy the lower cost land, hoping to sell it later at a higher price. Although the Land Act helped create a new age of Western growth and influence, it also increased the confiscation of land from Native Americans.

During the Mexican Rancho Period (1830-1848 CE) the first of the Mexican ranchos were established following the enactment of the Secularization Act of 1833 by the Mexican government. Mexican governors were empowered to grant vacant land to “contractors (*empresarios*), families, or private citizens, whether Mexicans or foreigners, who may ask for them for the purpose of cultivating or inhabiting them” (Robinson 66). Mexican governors granted approximately 500 ranchos during this period. Although legally a land grant could not exceed 11 square leagues (about 50,000 acres or 76 square miles) and absentee ownership was officially forbidden, neither edict was rigorously enforced (*ibid*). The subject property was not included within any of the land grants. However, the southern and eastern boundaries of the subject property were formed by the boundaries of the San Jacinto Nuevo y Potrero Rancho, so it is probable that the subject property was at least indirectly involved in activities occurring on the rancho.

The first use of the name San Jacinto Rancho was for a Mission San Luis Rey cattle ranch that had been named for the Silesian-born Dominican Saint Hyacinth (Jacinto is Spanish for Hyacinth), although there is no record of exactly when the mission established the ranch. The ranch was claimed by the Mission San Juan Capistrano as well but remained in the possession of the Mission San Luis Rey. On August 9, 1842, José Antonio Estudillo, who had been *mayordomo* of the Mission San Luis Rey from 1840 to 1843, filed an application for a grant of the four square leagues of the San Jacinto Rancho. Estudillo’s petition stated that the land was absolutely vacant and that the land contained only an “indifferent house covered with earth, ten *varas* in length and of a corresponding width, which however is in a ruinous condition, and also an old corral which is useless, all constructed by the Indians, who sometimes live there, at which times they also make some small gardens” (Gunther 1984:468). Mexican authorities investigated Estudillo’s claim and determined that the land was indeed vacant and had been so for a long time, with only “three Christianized Indians living on said place,” all of whom were reportedly desirous of Estudillo taking over the land. Although two other Individuals had previously petitioned for the ranch,

Governor pro-tem Manuel Jimeno, apparently in consideration of Estudillo's work for the Mexican government as *mayordomo* of Mission San Luis Rey, granted eight square leagues of the San Jacinto Rancho to Estudillo on December 21, 1842, an amount of land twice the size of what Estudillo had requested.

Such a large grant may have overwhelmed Estudillo because in 1845 Estudillo's son-in-law, Miguel de Pedorena, petitioned for the grant of surplus land from the San Jacinto Rancho. Pedorena's petition showed the original eight-league grant cut in half with Estudillo's portion to the southeast labeled "San Jacinto Viejo" (Old San Jacinto) and Pedorena's portion in the northwest named "San Jacinto Nuevo" (New San Jacinto). Pedorena also requested a small area north of San Jacinto in the Badlands. When submitted to the governor, Pedorena's entire petition was called the San Jacinto Nuevo y Potrero, which essentially means "surplus lands of the old San Jacinto Rancho.

Apparently, Pedorena's ownership of the San Jacinto Nuevo y Potrero land grant was not initially recognized by the United States, as it was considered public land available for sale or homesteading in the 1853 - 1855 General Land Office surveys and subsequent plats. Archival records indicate that Pedorena's San Jacinto Nuevo y Potrero rancho was not recognized until a Serial Patent for its 48,8817.84 acres was issued to Miguel Pedorena, Maria Antonia Estudillo Pedorena, Isabel Pedorena, and Helena Pedorena on January 9, 1883, under authority of the California Land Act of 1851. An updated GLO survey conducted in April 1882 delineated the boundaries of the land grant in anticipation of the patent being issued.

It was also during this historical period that the central event of California history -the Gold Rush - occurred. Although gold had been discovered as early as 1842 in the Sierra Pelona north of Los Angeles, it cost more to extract and process the gold than it was worth. The second discovery of gold in 1848 at Sutter's Mill by James Marshall was serendipitously coincidental with California's change in ownership as the result of the Anglo-American victory in the Mexican War, occurring at a time when many adventurers had come to California in the vanguard of military conquest. If gold had not been discovered, California may have remained an essentially Hispanic territory of the United States. The discovery of gold and the riches it promised caused California to become a magnet that attracted Anglo-American exploration and colonization. It has been estimated that the Anglo-American population of California at the beginning of 1848 was 2000 and that by the end of 1849 it had exploded to over 53,000 (Farquhar 1965). In 1849 alone, more than 40,000 people traveled overland from the Eastern United States to California and by the end of the year, 697 ships had arrived in San Francisco, bringing another 41,000 individuals. In 1850, over 50,000 people came overland and 35,000 came by sea. Hence, despite the fact that thousands of disenchanting prospectors who left California (reportedly 31,000 in 1853 alone), California's population had grown to 380,000 by 1860 and to 560,000 by 1870, not including the Native

Americans, whose populations were decimated by the Anglo-American invasion. Conversely, in 1846 the Native American population in California is estimated to have been at least 120,000 and by the 1860s, only 20,000-40,000 had survived. This period of history is often referred to as the "California Indian Holocaust".

During the years of the Gold Rush most mining occurred in the northern and central portions of the state. As a result, these areas were far more populated than most of southern California. Nevertheless, there was an increasing demand for land throughout the state and the federal government was forced to address the issue of how much land in California would be declared public land for sale. The Congressional Act of 1851 created a land commission to receive petitions from private land claimants and to determine the validity of their claims. The United States Land Survey of California conducted by the General Land Office, began that year. The subject property was located in Section 22 of Township 3 south, Range 3 west and was surveyed from 1853 to 1882 (Fig. 7).

Throughout the 1840's and 1850's thousands of settlers and prospectors traveled through the study area on the Emigrant Trail in route to various destinations in the West. The southern portion of the trail ran from the Colorado River to Warner's Ranch and then westward to Aguanga, where it split into two roads. The main road continued westward past Aguanga and into the valley north of the Santa Ana Mountains. This road was alternately called Colorado Road, Old Temescal Road, or Fort Yuma Road and what is now SR-79 generally follows its alignment. The second road, known as the San Bernardino Road, split off northward from Aguanga and ran along the base of the San Jacinto Mountains.

On September 16, 1858, the Butterfield Company, following the Southern Emigrant Trail, began carrying the Overland Mail from Tipton, Missouri to San Francisco, California. The first stagecoach passed through Temecula on October 7, 1858, and exchanged horses at John Magee's store, which was located south of Temecula Creek on the Little Temecula Rancho. It was around this store that the second location of Temecula was established (Hicks 27). In addition to being a Butterfield Overland mail stop, it was at John Magee's store that the first post office in what is now Riverside County opened on April 22, 1859, with Louis A. Rouen being appointed the first postmaster in inland Southern California (Hudson 8). From this time until the outbreak of the Civil War terminated Butterfield's service, mail was delivered to the Temecula Post office four times per week.

In the final period of historical occupation, the American Developmental Period (1848 CE-present), the first major changes in the study area took place because of land issues addressed in the previous decade. Following completion of the General Land Office surveys, large tracts of federal land became available for sale and for preemption purposes, particularly after Congress passed the Homestead Act of 1862. California was eventually granted 500,000 acres of land by

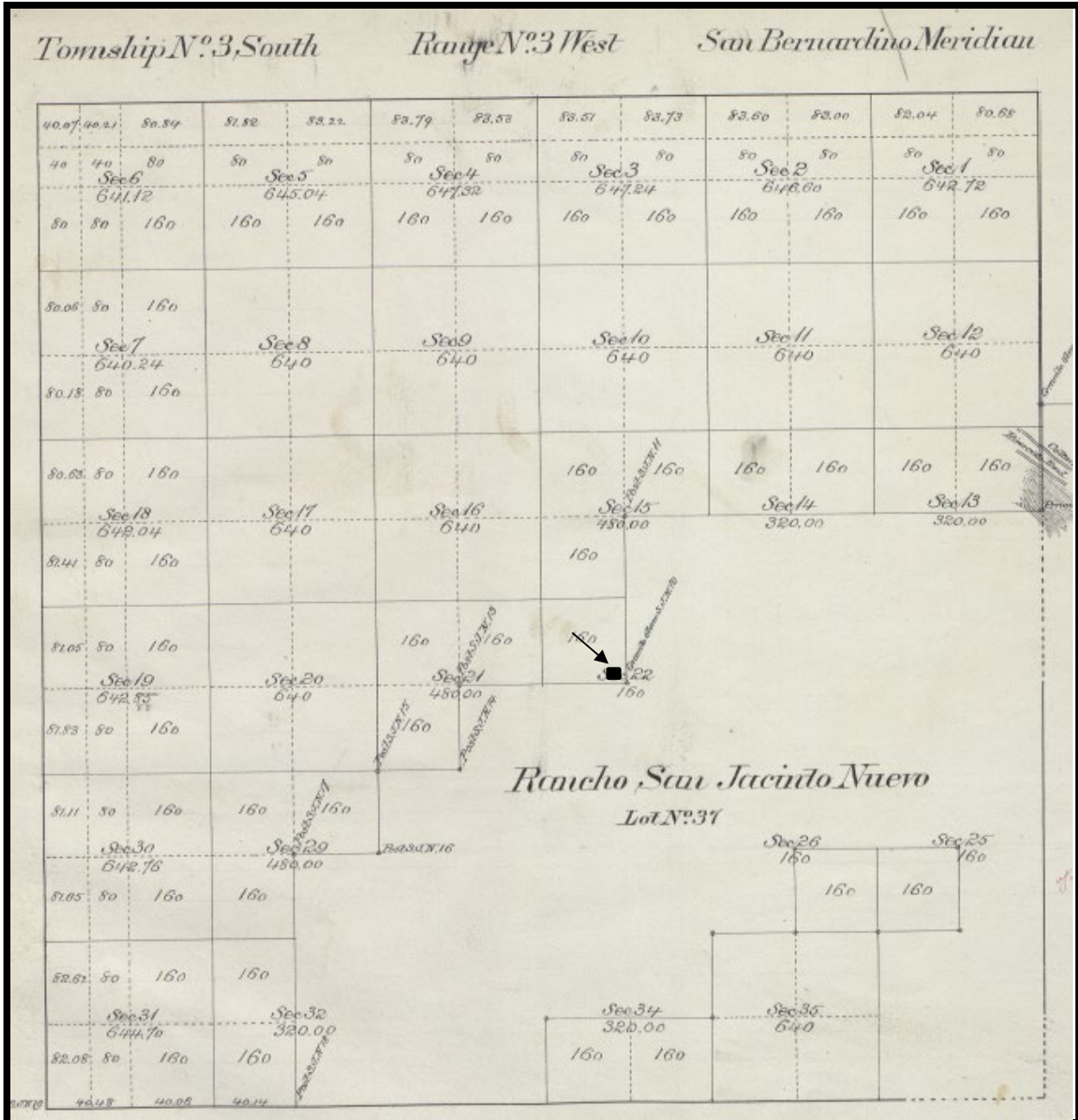


Figure 7: Location of the subject property within the NW ¼ of Section 22, Township No.3 South, Range No. 3 West. (GLO Plat, 1853 – 1882).

the federal government for distribution, as well as two sections of land in each township for school purposes. Much of this land was in the southern portion of the state. Under the Homestead Act of 1862, 160-acre homesteads were available to citizens of the United States (or those who had filed an intention to become one) who were either the head-of-household or a single person over the age of 21 (including women). Once the homestead claim was filed the applicant had six months to move onto the land and was required to maintain residency for five years as well as to build a dwelling and raise crops. Upon completion of these requirements the

homesteader had to publish intent to close on the property to allow others to dispute the claim. If no one did so the homesteader was issued a patent to the property, thus conveying ownership. Individuals were attracted to the federal lands by their low prices and as a result, the population began to increase in regions where the lands available for homestead were located. It was at this time that the region of Southern California which became Riverside County saw an influx of settlers as well as those seeking other opportunities, including gold mining. As Anglo-Americans came to this region in increasing numbers, the continued existence of Native Americans in the area was threatened as their traditional lands were taken from them.

On March 17, 1882, the California Southern Railroad commenced service, extending from National City near the Mexican border in San Diego County, northerly to Temecula and Murrieta, across the Perris Valley, down the Box Springs Grade, and on to the City of San Bernardino. Unfortunately, from the time the first train came through Temecula on its way to from National City to San Bernardino, the California Southern Railroad had been plagued by flooding and washouts in Temecula Canyon. Railway service was disrupted for months at a time and a fortune was spent on rebuilding the washed-out tracks. Finally, in 1891 the Santa Fe Railroad constructed a new line from Los Angeles to San Diego down the coast and when later that year the California Southern Railroad's route through Temecula Canyon once again washed out, that portion of the line was discontinued.

The General Land Office auctions of public lands in the 1860s and 1870s brought the first private ownership to the area that is now referred to as Moreno Valley. On March 15, 1870, Gustave Mahé, a banker from San Francisco, received a Serial Patent from the United States for 13,350.66 acres of land under authorization of the Land Sales Act of 1820. As previously discussed, the Land Sales Act did not require residency or use of the land, instead permitting the purchase of as little as 80 acres for \$1.25 per acre. Mahé's land, all of which was contained within Township 3 south, Range 3 west, generally extended south from Ironwood Avenue to Oleander Avenue, between Heacock Street and Theodore Street, except for the Mt. Russell area, which was located within the San Jacinto Nuevo y Potrero Reservation. Six months later, on September 20, 1870, William Bourne, a capitalist from San Francisco, received a patent for 10,560 acres of land in Township 4 south, Range 3 west under authorization of the Land Sales Act. Known as "The Bourne Tract," his land acquisition abutted Mahé's, extending from present-day Wood Road to Heacock Street, between Eucalyptus and Oleander Avenues (Lech 373). While a relationship between Mahé and Bourne could not be confirmed, it is probable that they knew each other through business dealings in the San Francisco Bay area, as Mahé was the Director of the French Savings and Loan Society and Bourne's occupation was listed as "Capitalist." Both lived in San Francisco and had land investments in the Bay area, so it is conceivable that Mahé's land investment in Moreno Valley led to Bourne's subsequent purchase of adjacent land. Both men were interested in the large tracts of land solely as a speculative investment opportunity, as they began selling small

parcels of the land almost immediately to anyone who wanted to establish a home and farm (Lech 373).

With the advent of the California Southern Railroad, interest in the Moreno Valley area grew over the next few years, particularly among townsite speculators. In 1887, three investors from Pomona - Charles French, Theodore Rockwell, and a Mr. Packard – approached William Bourne about purchasing his land and on July 25, 1887, Bourne sold the 10,560-acre tract to them for \$146,440 (Lech 374). Considering the fact that he had purchased it in 1870 for only \$13,200, Bourne’s investment had clearly paid off richly. French *et al* immediately created the Alessandro Development Company and the 10,560-acre tract was deeded to the company on September 24, 1887 (Ibid.). Interestingly, the name Alessandro was named after the hero in the novel *Ramona*. The group began subdividing their holdings even before they had received official title to it and on July 8, 1887, they recorded the “Official Plat of the Town of Alessandro, San Bernardino County, California.” The town of Alessandro encompassed approximately 240 acres bisected by the California Southern Railroad, with the western portion divided into 50’ x 100’ and 150’ lots and the eastern portion comprised of smaller, 25’-wide lots. The remainder of the 10,560-acre tract, as recorded in August 1887 as the “Map of the Alessandro Tract,” was divided primarily into 40-acre farm parcels, with smaller parcels of two, five, and ten-acre parcels in the area immediately surrounding the townsite. Despite an acknowledgment by early settlers in the Moreno Valley area that there was little water and that the land was really only suitable for sheep grazing, the founders of the Alessandro Development Company simply fabricated claims that the land, instead, had an abundance of “good, sparkling water gushing from exhaustless tanks” in order to sell parcels (Lech 375). However, by 1890, it had become evident that the claims of abundant water were false, a fact well-illustrated when all of the fruit trees that had been planted in earlier years died due to a lack of irrigation. The company’s promises of a future reliable water sources were not given credence and as a result, the entire Alessandro venture went into receivership.

Ironically, at about the same time that the founders of Alessandro abandoned that venture due to a lack of water, a new group came into the area with a plan to bring water and prosperity to what was then known as the Alessandro Valley. They already had the water, they just needed to find a way to bring it to the area. In 1883, Frank Brown, a surveyor/engineer and one of the founders of the town of Redlands, and an associate, Frank Morrison, organized a conglomerate of investors with a capital stock of \$360,000 and created the Bear Valley Land and Water Company, whose focus was on damming Bear Valley and creating a reservoir fed by the Santa Ana River. After construction in 1884 of a large single-arch granite dam across the western end of Bear Valley, the dam held and soon a massive lake existed which could initially be used for irrigating in Redlands. Their success led Brown to collaborate with the City of Perris to provide water for irrigation, as well as to search for additional investment properties that could benefit

by having a reliable source of water. Since piping had to go through the Alessandro and Mahé tracts in order to get to Perris, it seemed logical to Brown that if he could extend water all the way to Perris, he should also extend it to this area. With this plan in mind, he convinced several key investors to purchase the Mahé Tract and what remained of the Alessandro Tract, plat new towns, and bring Bear Valley water to the valley, thus opening another large area to agricultural and townsite development. In order to accomplish this, in July 1890, the Bear Valley and Alessandro Development Company was formed with capital stock of \$400,000 (Lech 379). With the company's formation, the company quickly purchased both tracts, giving them control of approximately 21,440 acres (about 34 square miles) and facilitating an ambitious development plan that would optimize utilization of this large tract of land. On November 3, 1890, the main subdivision map for the area, entitled "Map No. 1 of the Bear Valley & Alessandro Development Company," was recorded. It was within this map that what is now PEN22-0238 / PEN22-0176 was located (Fig. 8). The map divided the acreage into 10-acre farm plots on its north-south axes, and

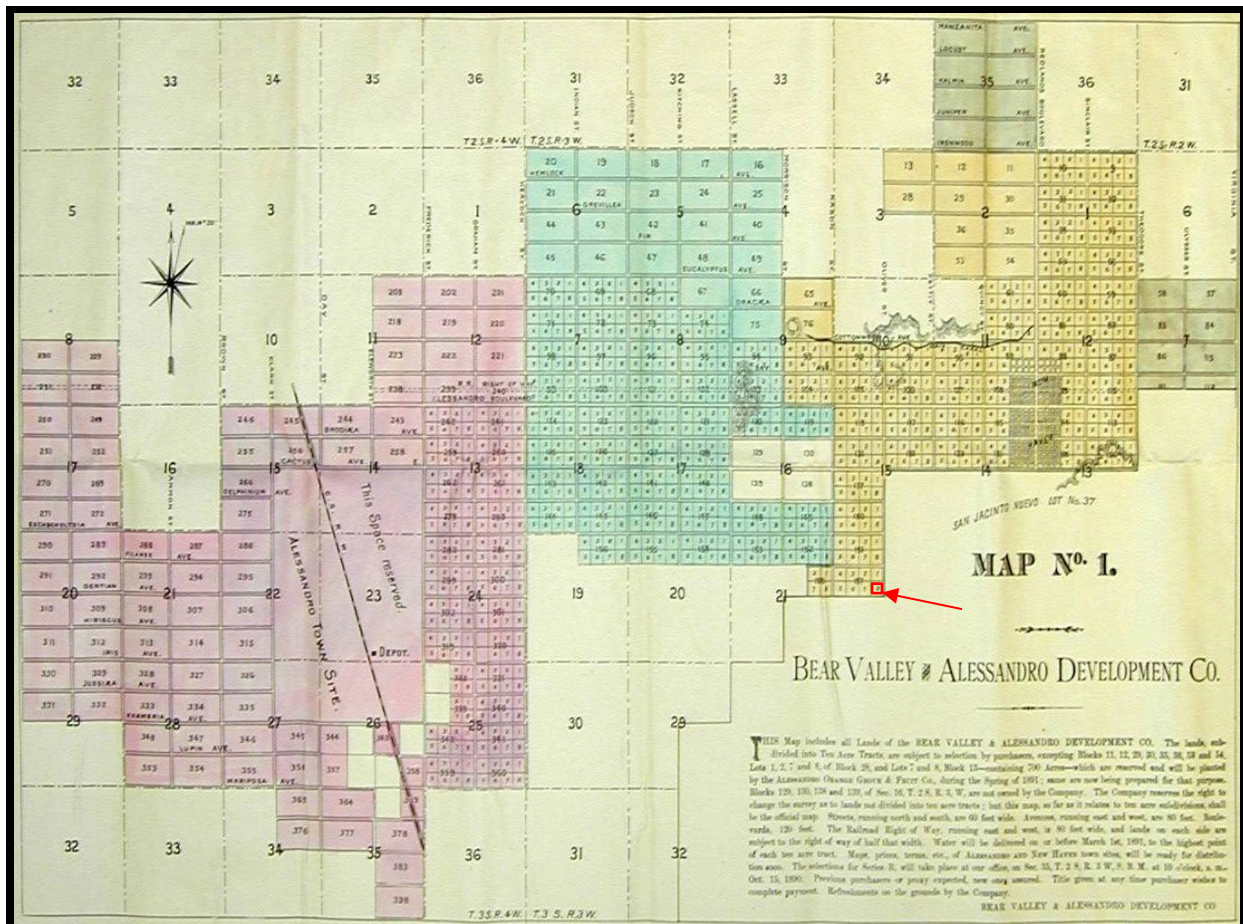


Figure 8: Location of the subject property (Lot 8, Block 158) in relation to the Bear Valley & Alessandro Development Company Map No. 1, recorded November 3, 1890.

through the center of the tracts ran what is now Alessandro Boulevard. One-half block north of this road was a railroad right-of-way, ostensibly for a rail line to connect to the massive California Southern Railroad system. Extending north of Alessandro Boulevard were streets named for trees in alphabetical order, and areas to the south were similarly named, but for other botanicals. North/south trending streets were named, in alphabetical order, for principals in the company. At the intersection of Redlands Boulevard and Alessandro Boulevard, a new townsite, originally named New Haven, was platted on 280 acres. The reason for choosing this particular name is that many of the original investors, including Frank Brown, came from New Haven, Connecticut. However, when the time came to officially name the new town, the word Moreno was adopted, the Spanish word for brown, to honor Franck Brown. The townsite was surveyed in December 1890 and on March 11, 1891, the "Map of the Town of Moreno" was recorded. The 280 acres were subdivided into town lots 25' or 50' in width, and ran from McAbee Avenue on the north, to Cactus Avenue on the south, Wilmot Street on the west, and Mermot Street on the east. Interestingly, the Moreno post office was opened on February 19, 1891, with Frances M. Townsend as the first postmaster, before the town map was even recorded.

Lot sales for Moreno began on April 29, 1891, with land priced at \$100 per acre. In a remarkably short period of time after land sales commenced, Moreno had a population of 500, four brick buildings, stores, offices, a weekly newspaper (*The Indicator*), a \$5000 school building, a hotel, livery, stable, two churches, a pharmacy, two fraternal orders, and a literary society (Gunther 333). The surrounding farmland became known as Moreno Valley. In the Spring of 1893, Riverside County designate Moreno as one of 40 original election precincts and one of the original 12 judicial townships (Fig. 9).

Unfortunately, the growth and prosperity that Moreno enjoyed was not to last. A cycle of dry years led to an insufficient amount of water in Bear Valley to serve all of the communities that had depended on it to survive and thrive. Since Redlands had the earliest claim to any Bear Valley water, there was not enough left to serve Perris, Alessandro, and Moreno and they were literally left without any water. Very soon, people began to leave Moreno Valley and it became known as "the valley on wheels" as houses and buildings were seen being transported on trucks and steam-powered tractors, rolling down the Box Springs Grade toward Riverside (Gunther 334). For decades, only the brick buildings at the main intersections of Moreno, as well as a few scattered houses remained in the once prosperous town. By 1901, few people lived in the Moreno Valley and those who remained turned primarily to dry farming.

Since 1918, the greatest influence on the Moreno Valley region has been March Air Force Base, located approximately five miles southwest of the town of Moreno. At a time when the United States was rushing to build up its military forces in anticipation of an entry into World War I, Congress appropriated almost \$640,000,000 in 1917 in an attempt to back the plans of General

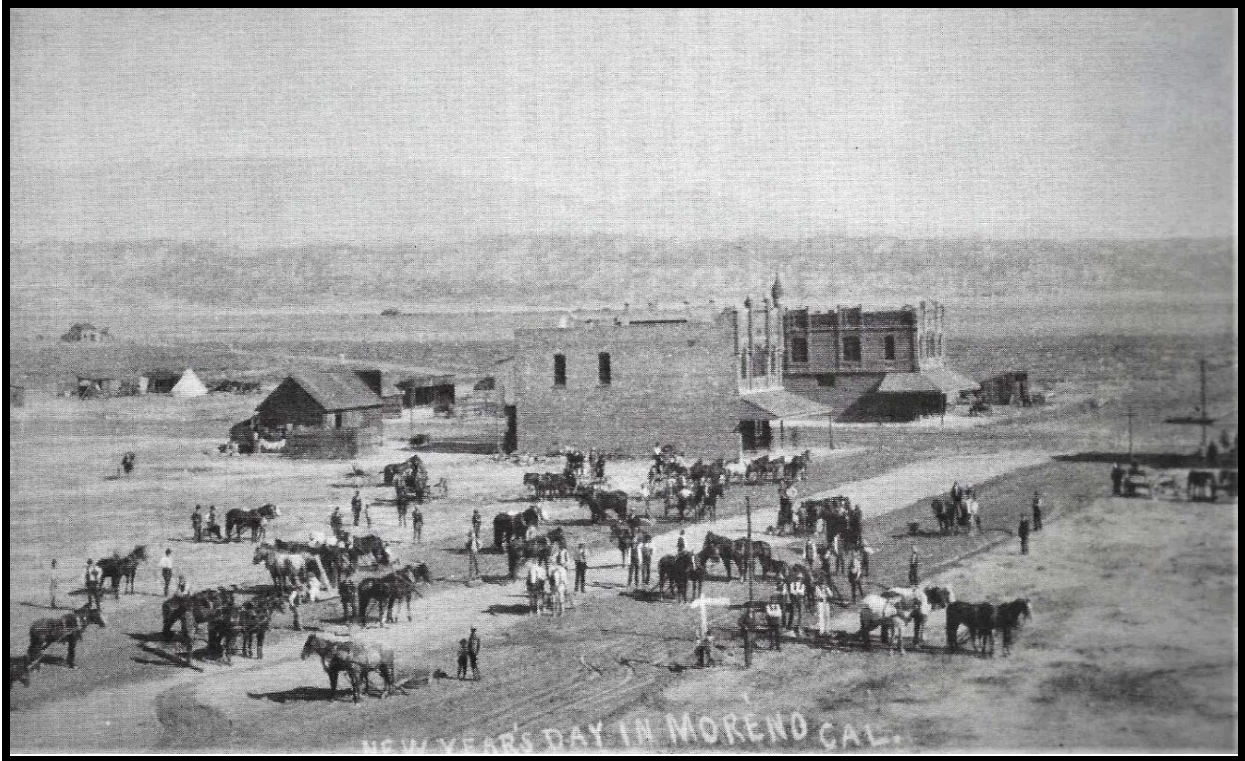


Figure 9: Town of Moreno, California, January 1, 1893.

George O. Squier, the Army's chief signal officer, to "put the Yankee punch into the war by building an army in the air." (March 2010). Efforts by Mr. Frank Miller, then owner of the Mission Inn in Riverside, Hiram Johnson, and other California notables, succeeded in gaining War Department approval to construct an airfield at Alessandro Field located near Riverside, an airstrip used by aviators from Rockwell Field on cross-country flights from San Diego.

Sergeant Charles E. Garlick was selected to lead the advance contingent of four men to the new base from Rockwell Field. On March 20, 1918, Alessandro Flying Training Field became March Field, named in honor of Second Lieutenant Peyton C. March, Jr., son of the Army Chief of Staff, who had been killed in a flying accident in Texas the previous month. By late April 1918, enough progress had been made in the construction of the new field to allow the arrival of the first troops. The commander of the 818th Aero Squadron detachment, Captain William Carruthers, took over as the field's first commander (March 2010).

Within 60 days, twelve hangars, six barracks equipped for 150 men each, mess halls, a machine shop, post exchange, hospital, a supply depot, an aero repair building, bachelor officer's quarters and a residence for the commanding officer had been erected. Although the signing of the armistice on November 11, 1918, did not initially halt training at March Field, by 1921, the decision had been made to phase down all activities at the new base in accordance with sharply

reduced military budgets (March 2010). In April 1923, March Field closed its doors with one sergeant left in charge.

In July 1926, Congress created the Army Air Corps and approved the Army's five-year plan which called for an expansion in pilot training and the activation of tactical units. Funds were appropriated for the reopening of March Field in March of 1927 and Colonel William C. Gardenhire was assigned to direct the refurbishment of the base. In August 1927 Major Millard F. Harmon reported to take over the job of base commander and commandant of the flying school.

Just as March Field began to take on the appearance of a permanent military installation, the base's basic mission changed. When Randolph Field began to function as a training site in 1931, March Field became an operational base and soon became associated with the Air Corps' heaviest aircraft as well as an assortment of fighters. As an immediate result of the attack on Pearl Harbor in December of 1941, March Field again began training aircrews. During this period, the base doubled in area and at its peak supported approximately 75,000 troops (March 2010). At the same time, the government procured a similar-sized tract to the west and established Camp Hahn as an anti-aircraft artillery training facility. It supported 85,000 troops at the height of its activity.

After the war, March reverted to its operational role and became a Tactical Air Command base. In 1949, March became a part of the relatively new Strategic Air Command. Headquarters Fifteenth Air Force along with the 33d Communications Squadron moved to March from Colorado Springs in the same year. Also, in 1949, the 22d Bombardment Wing moved from Smoky Hill Air Force Base, Kansas to March. Thereafter, these three units remained as dominant features of base activities.

The 22nd Bombardment Wing was engaged in the Korean War for four months in 1953 and during the Vietnam War it deployed its planes several times. Following the end of hostilities in Southeast Asia, the 22d returned to its duties as an integral part of the Strategic Air Command. For the next eighteen years until 1982, March operated in an ancillary defensive position, but beginning in the early 1980s, the large KC-10s stationed at March gave the field a featured part during Desert Shield and Desert Storm.

In 1993, March Air Force Base was selected for realignment. In August 1993, the 445th Military Airlift Wing transferred to March from Norton AFB, Calif. On January 3, 1994, the 22d Air Refueling Wing was transferred to McConnell AFB, Kansas, and the 722d Air Refueling Wing went to March. As part of the Air Force's realignment and transition, March's two Reserve units, the 445th Military Airlift Wing and the 452d Air Refueling Wing were deactivated and their personnel

and equipment joined under the 452nd Air Mobility Wing on April 1, 1994. On April 1, 1996, March officially became March Air Reserve Base (March 2010).

With the presence of March Air Force Base, came increased interest in Moreno Valley, particularly by families who looked at the area as a viable alternative to “big city living.” By the mid-20th century, the population was marginally adequate enough to support a drive to incorporate Moreno Valley as a city but attempts in 1961 and 1969 were unsuccessful. It wasn’t until 1973, when water from the Feather River was released into the nearby newly constructed Lake Perris that Moreno Valley began to revive (Gunther 334). Land developers descended on the area, buying large tracts of land at attractive prices. Families were enticed by below-market prices for housing and the opportunity to live outside of crime-ridden urban areas. As the population increased, there was yet push for incorporation in 1982, but it was again rejected. Finally, on November 6, 1984, voters approved incorporation of a 47-square-mile area encompassing the communities of Sunnymead, Edgemont, and Moreno into the City of Moreno Valley, with a population of 49,702.

METHODS AND PROCEDURES

Research

Prior to commencement of the Phase I Cultural Resources Assessment field survey, a request to conduct a records search was submitted to staff at the Eastern Information Center located at the University of California, Riverside on January 29, 2023. The requested research included a review of all site maps, site records, survey reports, and mitigation reports relevant to the study area. The following documents were also to be reviewed: the National Register of Historic Places, the California Office of Historic Preservation Archaeological Determinations of Eligibility, and the California Office of Historic Preservation Historic Property Directory. The results of the records search were received on March 30, 2023. In addition to the records search, a request for a Sacred Lands File search was submitted to the Native American Heritage Commission on January 29, 2023, with results received on February 14, 2023. On February 15, 2023, project scoping letters were sent to 20 tribal representatives listed by the NAHC as being interested in project development in the Moreno Valley area.

Following the records and Sacred Lands File searches, research was conducted utilizing all available published literature, cartographic sources, and archival documents relevant to the history of the study area. Reference material included all available photographs, maps, books, journals, historical newspapers, registers, and directories held in various repositories. Archival and cartographic research was conducted through the USGS Historical Map Collection, the General Land Office records currently maintained by the California Office of the Bureau of Land Management, and a plethora of archival materials held by Ancestry.com, the California Digital Newspaper Collection, and the California Internet Archives. Information regarding property ownership and valuation from 1892 to 1938 was available from the Riverside County Archives, but post-1938 information was not accessible due to current conservation efforts and scanning of the original materials.

1853 – 1882 GLO Plats for Township 3 south, Range 3 west
1901 Elsinore, California 30' USGS Topographic Map
1942 Perris, California 15' U.S. Dept. of the Army Corps of Engineers Topographic Map
1953 Sunnymead, California 7.5' USGS Topographic Map
1959 Santa Ana, California 1:250,000 USGS Topographic Map
1967 Sunnymead, California 7.5' USGS Topographic Map
1980 (photorevised) Sunnymead, California 7.5' USGS Topographic Map
1979 (photorevised) Santa Ana, California 1:250,000 USGS Topographic Map
2021 Sunnymead, California 7.5' USGS Topographic Map

Fieldwork

Subsequent to the literature, archival, and cartographic research, Jean Keller conducted a pedestrian field survey of the subject property on February 17, 2023. The field survey was accomplished by traversing the subject property, beginning at the southeastern property corner, in parallel transects at 15-meter intervals, proceeding in a generally south-north, north-south direction. All of the property was accessible for survey. Although the property appeared to have been disced for the purpose of vegetation abatement, recent rains resulted in the growth of moderately dense ground cover in some portions of the property. Typically, this would have adversely impacted ground surface visibility. However, a burgeoning rodent population has caused such prolific ground disturbance that large areas of the subject property had 100% visibility due to tunneling and extensive mounding of vegetation-free soil. Consequently, the overall ground surface visibility averaged approximately 60%.

RESULTS

Research

Results of the records search conducted by staff at the Eastern Information Center on March 29, 2023, indicated that the subject property had been involved in one previous cultural resources study, conducted in 2017 by LSA. Entitled “Cultural Resources Assessment, Sater Arco Project, City of Moreno Valley, Riverside County, California” (RI-10128), the study included the entirety of what is now PEN22-0238 / PEN22-0176. During the course of the field survey, a single isolated artifact of historical origin, P-33-027260, was recorded approximately 130 feet northwest of the intersection of Iris Avenue and Oliver Road. The artifact was a fragment of a pre-WWII riveted steel irrigation pipe. The report determined that isolated artifacts, particularly those of historic-period origin that have no specific association are generally considered not significant and therefore, are not “historical resources” under the California Environmental Quality Act (CEQA). The artifact was left *in situ* and no further research was recommended.

The subject property is located in a well-studied area with 11 previous cultural resource studies having been conducted within a one-mile radius, most of which included large acreages. During the course of these studies, 22 cultural resources properties have been recorded, one of which was located on the subject property. With the exception of the isolated historical-era artifact found on the subject property, all of the sites are Native American bedrock milling sites, although one site also has a small rock shelter and midden. Five sites have only a single milling slick, indicating the use by an individual in processing plant food (seed) resources. The remainder have multiple milling features, generally indicating that a small group worked together processing resources or that these were sites visited over several seasons and used by an individual or even different individuals. The fact that milling features were predominantly slicks indicates that this area was used for seasonal exploitation of grasses and seeds. With only two exceptions, neither associated cultural resources nor evidence of a subsurface cultural deposit were recorded at any of the sites, indicating that these were temporary special use sites, used exclusively for processing gathered plants, and not for long term habitation. The site comprised of a rock shelter, midden, and milling features is evidence of longer term occupation. No archaeological sites have been recorded in less than a one-half mile radius of the subject property. Interestingly, no archaeological sites have been recorded north or northwest of the subject property, with all located to the south and southeast along the base of Mt. Russell. Table 1 lists the primary numbers and trinomials for each site, the recorded cultural resources, and the distance of the site from the subject property.

Table 1
Previously Recorded Cultural Resources in the Scope of the Records Search

Primary Numbers (Trinomials)	Description of Recorded Cultural Resources	Distance from the Subject Property <i>In miles</i>
P-33-000482 (CA-RIV-482)	6 slicks on 4 bedrock outcrops	0.75 – 1.00
P-33-000483 (CA-RIV-483)	2 slicks on 2 bedrock outcrops	0.50 – 0.75
P-33-000484 (CA-RIV-484)	32 slicks on 17 bedrock outcrops (<i>no subsurface deposit</i>)	0.75 – 1.00
P-33-000485 (CA-RIV-485)	Not relocated in 1990 (<i>1973 6 slicks & 2 mortars on 4 outcrops</i>)	0.75 – 1.00
P-33-000536 (CA-RIV-536)	2 slicks on 2 boulders	0.75 – 1.00
P-33-000537 (CA-RIV-537)	2 slicks	0.50 – 0.75
P-33-000538 (CA-RIV-538)	3 slicks on 2 boulders	0.75 – 1.00
P-33-000539 (CA-RIV-539)	2 slicks	0.50 – 0.75
P-33-000540 (CA-RIV-540)	7 slicks on 3 boulders	0.25 – 0.50
P-33-000541 (CA-RIV-541)	1 mortar & 7 slicks (<i>testing found no midden</i>)	0.50 – 0.75
P-33-000542 (CA-RIV-542)	1 slick	0.25 – 0.50
P-33-000543 (CA-RIV-543)	4 slicks & 1 basin on 2 boulders	0.25 – 0.50
P-33-000544 (CA-RIV-544)	Small rockshelter with sooted ceiling & midden; 2 slicks on 2 bedrock outcrops behind and below rockshelter	0.50 – 0.75
P-33-002867 (CA-RIV-2867)	3 slicks	0.50 – 0.75
P-33-002963 (CA-RIV-2963)	1 slick	0.75 – 1.00
P-33-002964 (CA-RIV-2964)	1 slick	0.50 – 0.75
P-33-002965 (CA-RIV-2965)	4 slicks on 3 boulders	0.50 – 0.75
P-33-002968 (CA-RIV-2968)	1 slick	0.50 – 0.75
P-33-002994 (CA-RIV-2994)	10 slicks on one split boulder (<i>1 mano in subsurface trenching</i>)	0.50 – 0.75
P-33-004218 (CA-RIV-4218)	5 slicks on 2 boulders	0.50 – 0.75
P-33-013110 (CA-RIV-7307)	1 slick & rough rock circle (<i>too small for habitation, granary base???</i>)	0.75 – 1.00
P-33-027260	Pre-WWII riveted steel irrigation pipe fragment	<i>On the property</i>

A search of the *Sacred Lands File* for the subject property was completed on February 14, 2023, by the Native American Heritage Commission. Based on USGS quadrangle information, the search had negative results. The NAHC also provided a list of tribal representatives that have expressed interest in development within the Moreno Valley area. On February 15, 2023, project scoping letters requesting additional information regarding the subject property were sent to 20 tribal representatives on the NAHC list, and at this time, responses have been received from the Agua Caliente Band of Cahuilla Indians (February 17, 2023), the San Manuel Band of Mission Indians (February 22, 2023), the Pechanga Band of Indians (March 7, 2023), and the Rincon Band of Luiseño Indians (March 9, 2023).

The Agua Caliente Band of Cahuilla Indians (ACBCI) determined that the subject property is not within their reservation, but it is within the Tribe's Traditional Use Area. For this reason, they requested that a cultural resources inventory of the property be conducted by a qualified archaeologist prior to any development in the area, a copy of the EIC records search with associated survey reports and site records be provided to them, and copies of any cultural resource documentation (report and site records) generated in connection with this property be provided to them. The San Manuel Band of Mission Indians (SMBMI) determined that the subject property is outside of Serrano ancestral territory and as such, they will not be requesting consulting party status with the lead agency or to participate in the scoping, development, or review of documents pursuant to legal and regulatory mandates. The Rincon Band of Luiseño Indians determined that the proposed project is within the Traditional Use Area of the Luiseño Indians and within the Tribe's specific Area of Historic Interest. As such, the Rincon Band is traditionally and culturally affiliated with the project area. After a review of the provided documents and their internal information, the Rincon Band have no cultural resource information available to share at this time. They request that a final copy of the cultural resources study be forwarded to them upon completion.

After reviewing the provided maps and their internal documents, the Pechanga Band of Indians determined that the Project is not within their reservation, although it is within their Ancestral territory. At this time, they are interested in participating in this Project based upon their *'Ayéłkwish*/Traditional Knowledge of the area and its placement between two Sacred Lands Filings. The first of these Traditional Cultural Landscapes is located 3.19 miles due west of the Project and the second TCI is 3.33 miles south-southeast of the Project. According to Pechanga Cultural Resources, the subject property is located directly upon a historic site and within a mile from 24 Ancestral-era archaeological sites. If the mileage is increased to 1.5 miles, there are an additional 25 sites. Aerial records from 1966 to present indicate that with the exception of farming and weed abatement, the property has remained undeveloped. The Tribe maintains that the native soil has remained intact below the plow-zone. Further, a main blueline-feeder to the San Jacinto River exists 382 yards due north of this Project and although largely channelized in

the modern era, such a close proximity to the Project is still concerning to the Tribe. When considering Pechanga's burial practices, such a proximity to a long-term water source often increases the likelihood of impacting their Ancestor's sacred sites. Due to the Project's nearness to multiple previously impacted Ancestral human remains, its close proximity to a long term blueline stream, its placement in relation to nearby Traditional Cultural Landscapes, the adjacency to extensive previously recorded sites, and because of longstanding project experience within the Project vicinity, the Tribe is interested in participating in this Project. Since the Tribe believes that the possibility of recovering sensitive subsurface resources during ground-disturbing activities for this Project is extremely high, they make the following recommendations: notification one the Project begins the entitlement process; copies of all applicable archaeological reports, site records, proposed grading plans, and environmental documents; government-to-government consultation with the Lead Agency; possible requirement for monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribal Monitor during earthmoving activities; and in the event that subsurface cultural resources are identified, the Tribe requests consultation with the Project proponents and Lead Agency regarding treatment and disposition of all artifacts.

As requested, a copy of the EIC records search, including reports and site records, will be forwarded to the ACBCI. Copies of the final Phase I Cultural Resources Assessment will be provided to the tribes by the City of Moreno Valley as part of the AB 52 process.

A literature search found no information specific to the subject property. Archival research utilizing a variety of sources was conducted relating to previous ownership of the subject property. Early settlers in the Moreno Valley area typically obtained land from the public domain of the United States through homesteading or other means of public land acquisitions, such as the Land Act of 1820, or from agents of the Southern Pacific Railroad. In building an extension of the San Francisco to Los Angeles line eastward through Banning and Beaumont in the late 1870s, the Southern Pacific Railroad became eligible to receive federal grants of odd-numbered mile-square sections of public lands to a distance of 20 miles on either side of the proposed railroad right-of-way. Other lands in the region, including even-numbered mile-square sections, were homesteaded or obtained through preemption. Lands were granted to the State of California on March 3, 1853, by an Act of Congress (Ch. 145, 10 Stat. 244) to support public schools. These lands consisted of the 16th and 36th sections of land in each township, except for lands reserved for other public purposes, lands previously conveyed, e.g., rancho lands, sovereign lands, and swamp or overflowed lands, and lands known to be mineral in character. No federal patents to the State were required under the grant. Title to the lands was vested in the State upon approval of the U.S. Township Survey Plats.

Available archival resources paint an intriguing picture of early non-Native property ownership. According to General Land Office records maintained by the Bureau of Land Management, a Serial Patent was issued on March 15, 1870, to Gustave Mahé for 13,350.66 acres of land located within Township 3 south, Range 3 west (Fig. 10). The patent included the entirety of Sections 8, 9, 12, 17, and 20, as well as portions of Sections 1 – 7, 10, 11, 13 – 15, 18, 19, 21, 22, 25, 26, 29, 30, 32, 34, and 35 (Fig. 11). The patent was issued under the authority of the Land Act of 1820, which as previously discussed, permitted the purchase of as little as 80 acres of land for \$1.25 per acre. Unlike the Homestead Act of 1862, the Land Act did not require occupation or use of the land, it was simply a direct purchase. In Mahé’s case, the total purchase price for 13,350.66 acres of land was \$16,688.33 (\$383,163.94 in 2023 dollars).

Gustave Mahé, born in 1823, was a French immigrant who lived in San Francisco with his wife Elizabeth, and children, Gustave and Jeanne. Records could not be located that provided information regarding exactly when he immigrated or from what town in France, but the first record of his residence in the United States was the 1860 U.S. Census. As previously discussed in the History section of this report, Mahé was the Director of the French Savings and Loan Society in San Mateo, California. Later in life, he founded the Santa Cruz Island Company and served as its president. There is no way of knowing how Gustave Mahé learned about the Moreno Valley property so far removed from the area he lived and worked in, but he apparently saw its purchase as such an excellent investment opportunity that he was willing to pay a significant amount of money for it. Mahé’s real estate investment portfolio, which included property in the San Francisco Bay region as well as the Moreno Valley property, was substantial, valued at \$100,000 in 1870. Whether he knew William Bourne, the San Francisco capitalist who purchased the 10,560 acres adjacent to his six months later is, again, unknown, but probable. Neither planned on living on the Moreno Valley property and both immediately began selling small farm parcels, it is likely that they had plans for a larger future development. Whatever possible plans there had been, they apparently ended with Mahé’s death in 1878 at the young age of 55. From that time until first Bourne’s, then Mahe’s, property was purchased by the Bear Valley & Alessandro Development Company in 1887, the acreage remained undeveloped.

As shown in Table 2, subsequent to the Bear Valley and Alessandro Development Company’s Map No. 1 subdivision, the first owner of what is now PEN22-0238 / PEN22-0176, which was included in the 10-acre Lot 8 of Block 158, was Marion Louise Hotchkiss. In addition to Lot 8, Mrs. Hotchkiss purchased Lots 1,2 6, 7, for a total of 50 contiguous acres of land. She purchased the subject property in 1892 for \$262, a house and stable valued at \$600 were added in 1894, and six acres of mixed trees and vines, valued at \$90, were planted in 1895. The remaining 40 acres of her holdings were used only for agricultural enterprises, although interestingly, there is no cartographic evidence of this land use.

342.

Examined

The United States of AmericaTo all to whom these presents shall come GreetingCertificate
No 2233

Whereas, Gustave Mahé of San Francisco, California has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at San Francisco, California, whereby it appears that Full Payment has been made by the said Gustave Mahé, according to the provisions of the act of Congress of the 24th of April 1820, entitled, "An Act inaking further provision for the sale of the public lands," for the Sections one, two, five, six, seven, eight, nine, twelve, seven, ten, eighteen, nineteen, twenty, thirty and thirty five, and the North East quarter of Section three, the West half of Section four, the South half of Section ten, the East half and the South West quarter of Section eleven, the North half of Section thirteen, the North half of Section fourteen, the West half and the North East quarter of Section fifteen, the West half and the North East quarter of Section twenty one, the North West quarter of Section twenty two, the South West quarter of Section twenty five, and the South East quarter of Section twenty six, the West half and the North East quarter of Section twenty nine, the West half of Section thirty two and the South half of Section thirty four, in Township three South, of Range three West, in the district of lands subject to sale as San Francisco, California, San Bernardino Meridian, containing thirteen Thousand four hundred and seventy one acres and fifty two hundredths of an acre, according to the Official Plat of the Survey of the said lands, returned to the General Land Office by the Surveyor General, which said tracts have been purchased by the said Gustave Mahé,

Figure 10: Serial Patent issued to Gustave Mahé on March 15, 1870, for 13,350.66 acres of land in Township 3 south, Range 3 west, SBM.

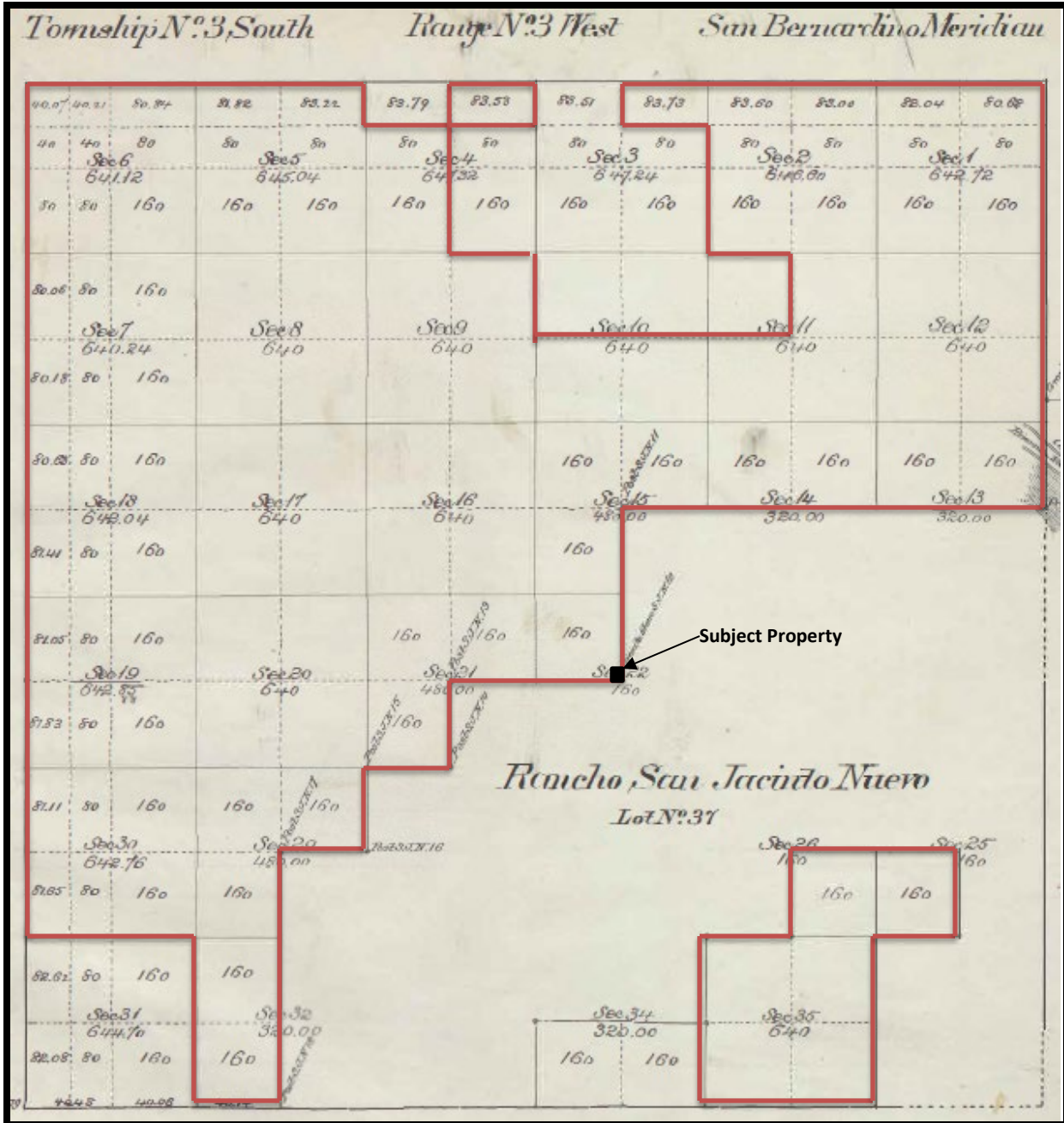


Figure 11: Location of the subject property in relation to the 13,350.66 acres of land purchased by Gustave Mahé.

Marion Hotchkiss, born in 1844, had a very strong connection to the creation of Moreno Valley, being a member of one of its founding families. Her father was the Honorable Willard J. Heacock of Gloversville, New York, who was a member of the board of directors of the Bear Valley & Alessandro Development Company. In keeping with the practice of naming north-south streets within the development after its early investors, Heacock Street in Moreno Valley was named after him. Her sister, Lillian Heacock, was married to Henry Harrison Pettit, an original investor

Table 2

Historical Property Ownership and Value Summary of PEN22-0238 / PEN22-0176
 Located in Bear Valley & Alessandro Development Company's Map 1 Subdivision,
 Lot 8 of Block 158 (10 acres)

YEAR	OWNER	LAND VALUE	BUILDING VALUE	TREES/VINES VALUE
1870	Gustave Mahé	\$16,688.33 13,350.66 acres x \$1.25/acre	-	-
1871	"	"	-	-
1872	"	"	-	-
1873	"	"	-	-
1874	"	"	-	-
1875	"	"	-	-
1876	"	"	-	-
1877	"	"	-	-
1878	"	"	-	-
1879	"	"	-	-
1880	"	"	-	-
1881	"	"	-	-
1882	"	"	-	-
1883	"	"	-	-
1884	"	"	-	-
1885	"	"	-	-
1886	"	"	-	-
1887	"	"	-	-
1888	"	"	-	-
1889	"	"	-	-
1890	Bear Valley & Alessandro Development Co.	?	-	-
1891	"	?	-	-
1892	Marion L. Hotchkiss	\$262 10 acres Lot 8 Block 158 BV & AD	-	-
1893	"	\$400	-	-
1894	"	"	\$600 House & Stable	-
1895	"	"	\$575	\$90 6 acres mixed
1896	"	"	"	"
1897	"	\$300	"	"

1898	"	"	"	"
1899	"	"	"	\$50
1900	Albert B. Forman	\$300	\$575	\$50
1901	C.E. Norton	"	"	"
1902	"	"	"	"
1903	"	"	\$550	"
1904	"	"	"	"
1905	"	"	"	"
1906	"	"	"	"
1907	"	"	"	"
1908	"	"	"	-
1909	"	"	"	-
1910	"	"	"	-
1911	"	"	"	-
1912	"	"	"	-
1913	"	"	"	-
1914	"	"	"	-
1915	"	"	"	-
1916	"	"	"	-
1917	"	"	"	\$100
1918	"	"	"	"
1919	"	"	\$300	\$300
1920	"	"	"	\$0 Trees & vines gone
1921	"	"	"	-
1922	"	"	"	-
1923	"	"	"	-
1924	Paul M. Roth	"	"	-
1925	Pisqan Home Movement	"	"	-
1926	"	"	\$400	-
1927	"	"	"	-
1928	"	"	"	-
1929	"	"	"	-
1930	"	"	"	-
1931	"	"	"	-
1932	Edgar A. Bristol	\$1000 50 acres Lots 1, 2, 6, 7, 8 of Block 158	\$360	-
1933	"	"	"	-
1934	"	"	"	-
1935	"	"	"	-
1936	"	"	"	-

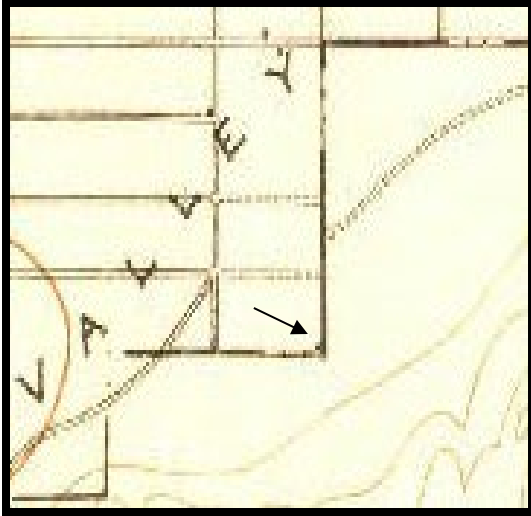
1937	Victor L. Mann	\$1300	\$500	-
1938	"	\$1250	"	-
1939	Victor L. Mann	\$1250	\$100	-
1940	"	"	\$0 house & stable gone	-
1941	"	\$1000	"	-
1942	"	"	"	-
1943	"	"	"	-
1944	"	"	"	-
1945	"	"	"	-
1946	Ewell & Maryelle Toobert	"	"	-
1947	"	"	"	-
1948	"	"	"	-

in the company and early landowner, along with his wife. Pettit was from New Haven, Connecticut, as was Frank Brown and most of the earliest investors in the Bear Valley Land & Irrigation Company and later, Bear Valley & Alessandro Development Company. As previously discussed in the History section of this report, so strong was the connection to New Haven that the town of Moreno was originally named New Haven. It was through Henry Pettit's wife, Lillian Heacock, that the Heacock family became involved in the company and in Moreno Valley. Not only was her father on the Bear Valley & Alessandro Development Company's Board of Directors, but Marion Louise Heacock Hotchkiss became an early landowner and her husband, Civil War veteran Frederick Elisha Hotchkiss, assumed the dual positions of Secretary and Treasurer of the development company. Again, keeping with the practice of naming streets after original investors and directors, Frederick Street was named after Frederick Hotchkiss, and both Pettit Street and Pettit Hill were named in honor of Henry Harrison Pettit. Ironically, although Lillian Heacock Pettit and Marion Heacock Hotchkiss were involved in Moreno Valley development at the same time as their husbands and both were early landowners, neither was memorialized by streets or other landmarks in Moreno Valley.

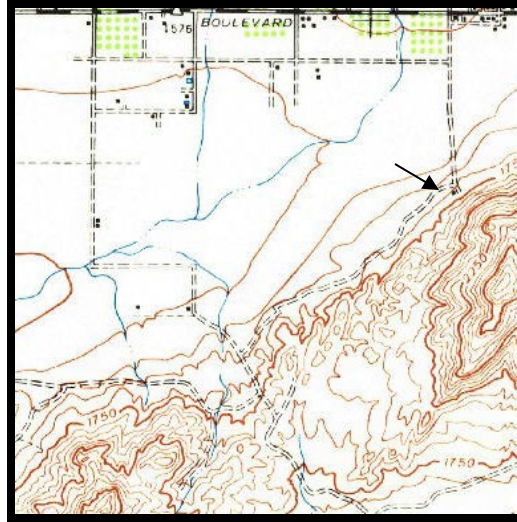
The Heacock, Pettit, and Hotchkiss families were the originators of the Moreno Fruit Company, but like almost everyone else, they suffered extraordinary losses due to the lack of a sustainable source of water. Marion Hotchkiss sold her holdings, including the subject property, in 1899 and the family moved to Redlands, California. As previously discussed in the History section of this report, Frank Brown's original foray into land development had been in cofounding the city of Redlands and that city continued to be sort of a "western New Haven" for the transplants from Connecticut. Marion and Fred lived on Walnut Avenue in a house large enough to accommodate two boarders. Despite no longer living in Moreno, Fred Hotchkiss maintained his dual positions with Bear Valley & Alessandro Development Company positions until his death on April 25, 1911.

The Pettit family also sold their land holdings in Moreno Valley and used the proceeds to purchase a hotel in Los Angeles. After Fred 's death, Marion Hotchkiss moved to Los Angeles and for some time, lived in her sister and brother-in-law's hotel, along with their two children and 31 lodgers. By 1930, Marion had moved back to Redlands, where she purchased a house at 30 Grand Street, valued at \$7000 (current equivalent value of), living with her daughter, son-in law, and granddaughter. Marion Hotchkiss died in New Haven on January 16, 1933, but neither the cause of death nor the place of burial could be located in available archival records.

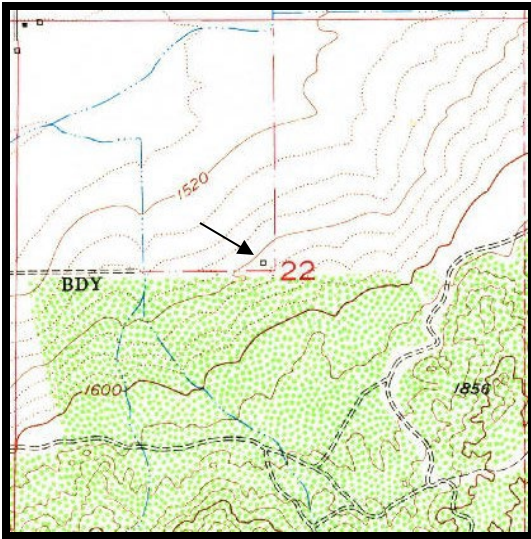
Cartographic research indicates that between 1853 and 1882 (years of GLO surveys) no structures existed within the boundaries of the subject property, indicating that it was vacant during that time. As illustrated in Figure 12, the 1897-1898 survey for the 1901 USGS Elsinore topographic map recorded a structure within the boundaries of what is now PEN22-0238 / PEN22-1076, which corresponds to the house and stable built by Marion L. Hotchkiss in 1894. Cartographically, this structure remains until 1978, when aerial photographs were taken for the 1980 (photorevised) USGS Sunnymead topographic map. According to Riverside County Assessor's records, the structure(s) were no longer assessed after 1940, inferring that they either ceased to exist or at least were not in a condition subject to taxation. Interestingly, although an unimproved road provided access to the house until 1939, by 1951 there was no longer direct access, which seemingly confirms the information obtained from the Riverside County Assessor's Office. However, by 1966, unimproved roads appear cartographically on the eastern and southern boundaries of the subject property, representing initial permutations of Oliver Street and Iris Avenue, respectively.



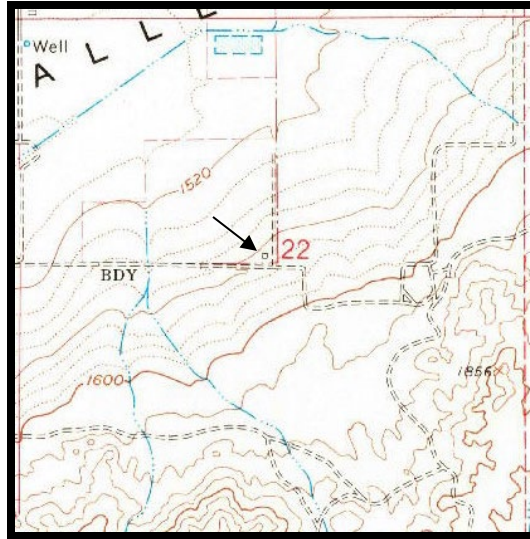
1901 USGS Elsinore (1897-1898 survey)



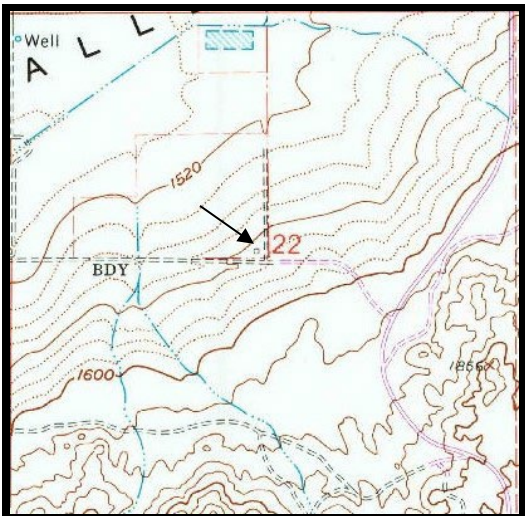
1942 USACOE Perris (1939 aerial photographs)



1953 USGS Sunnymead (1951 aerial photographs)



1967 USGS Sunnymead (1966 aerial photographs)



1980 USGS Sunnymead (1978 aerial photographs)

Figure 12: Cartographic history of the subject property, 1897 – 1978.

Fieldwork

No cultural resources of prehistoric or historical origin were observed within the boundaries of PEN22-0238 / PEN22-0176 during the current field survey. No bedrock outcrops exist within the property boundaries and loose lithic material is sparse. Although the property appeared to have been disced for the purpose of vegetation abatement, recent rains resulted in the growth of moderately dense ground cover in some portions of the property. Typically, this would have adversely impacted ground surface visibility. However, a burgeoning rodent population has caused such prolific ground disturbance that large areas of the subject property had 100% visibility due to tunneling and extensive mounding of vegetation-free soil. Consequently, the overall ground surface visibility averaged approximately 60%. The pre-WWII riveted steel irrigation pipe fragment recorded within the property boundaries in 2017 by LSA was not relocated during the current field survey.

RECOMMENDATIONS

No cultural resources of prehistoric (Native American) or historical origin were observed within the boundaries of Master Plot Plan No. PEN22-0238 / Conditional Use Permit No. PEN22-0176 during the current field survey. In addition, no information has been obtained through Native American consultation that the subject property is culturally or spiritually significant and no Traditional Cultural Properties that currently serve religious or other community practices are known to exist within the project area. During the current cultural resources evaluation, no artifacts or remains were identified or recovered that could be reasonably associated with such practices.

The results of the records search conducted by staff at the Eastern Information Center on March 29, 2023, indicated that the subject property had been involved in one previous cultural resources study, conducted in 2017 by LSA. Entitled “Cultural Resources Assessment, Sater Arco Project, City of Moreno Valley, Riverside County, California” (RI-10128), the study included the entirety of what is now PEN22-0238/PEN22-0176. During the course of the field survey, a single isolated artifact of historical origin, P-33-027260, was recorded approximately 130 feet northwest of the intersection of Iris Avenue and Oliver Road. The artifact was a fragment of a pre-WWII riveted steel irrigation pipe. The report determined that isolated artifacts, particularly those of historic-period origin that have no specific association are generally considered not significant and therefore, are not “historical resources” under the California Environmental Quality Act (CEQA). The artifact was left *in situ* and no further research was recommended. However, due to its existence, the presence of another irrigation feature off-property, and the number of Native American milling sites within a one-mile radius, LSA recommended part-time archaeological monitoring of grading. The isolated irrigation pipe fragment was not relocated during the current field survey.

The subject property is located in a well-studied area with 11 previous cultural resource studies having been conducted within a one-mile radius, most of which included large acreages. During the course of these studies, 22 cultural resources properties have been recorded, one of which was located on the subject property. With the exception of the isolated historical-era artifact found on the subject property, all of the sites are Native American bedrock milling sites, although one site also has a small rock shelter and midden. Five sites have only a single milling slick, indicating the use by an individual in processing plant food (seed) resources. The remainder have multiple milling features, generally indicating that a small group worked together processing resources or that these were sites visited over several seasons and used by an individual or even different individuals. The fact that milling features were predominantly slicks indicates that this area was used for seasonal exploitation of grasses and seeds. With only two exceptions, neither

associated cultural resources nor evidence of a subsurface cultural deposit were recorded at any of the sites, indicating that these were temporary special use sites, used exclusively for processing gathered plants, and not for long term habitation. The site comprised of a rock shelter, midden, and milling features is evidence of longer term occupation. No archaeological sites have been recorded in less than a one-half mile radius of the subject property. Interestingly, no archaeological sites have been recorded north or northwest of the subject property, with all located to the south and southeast along the base of Mt. Russell.

Archival research indicated that a house and stable were built on the subject property in 1894, by Marion Heacock Hotchkiss, a member of one of the founding families of Moreno Valley. Her father was on the Bear Valley & Alessandro Development Company Board of Directors, her brother-in-law, Henry H. Pettit, was one of the early investors in the development, and her husband, Frederick Hotchkiss, was the company's Secretary and Treasurer. The Heacock, Pettit, and Hotchkiss families founded the Moreno Fruit Company. Although Marion Hotchkiss sold the subject property in 1899, the structures remained on the property until at least 1939, the last year they were assessed by the Riverside County Assessor. However, cartographic research indicates that at least one structure was located at the southeastern corner of the subject property until 1978. No structural remains were observed during the current field survey.

A search of the *Sacred Lands File* for the subject property was completed on February 14, 2023, by the Native American Heritage Commission (NAHC). Based on the provided USGS quadrangle information, the search had negative results. Project scoping letters were sent to 20 tribal representatives listed by the NAHC as being interested in development in the Moreno Valley area, notifying them of the proposed project and requesting additional information. At this time, responses have been received from the Agua Caliente Band of Cahuilla Indians, the San Manuel Band of Mission Indians, the Pechanga Band of Indians, and the Rincon Band of Luiseño Indians. The Agua Caliente Band of Cahuilla Indians (ACBCI) determined that the subject property is not within their reservation, but it is within the Tribe's Traditional Use Area. For this reason, they requested that a cultural resources inventory of the property be conducted by a qualified archaeologist prior to any development in the area, a copy of the EIC records search with associated survey reports and site records be provided to them, and copies of any cultural resource documentation (report and site records) generated in connection with this property be provided to them. The San Manuel Band of Mission Indians (SMBMI) determined that the subject property is outside of Serrano ancestral territory and as such, they will not be requesting consulting party status with the lead agency or to participate in the scoping, development, or review of documents pursuant to legal and regulatory mandates. The Rincon Band of Luiseño Indians determined that the proposed project is within the Traditional Use Area of the Luiseño Indians and within the Tribe's specific Area of Historic Interest. The Rincon Band has no cultural resource information available to share at this time, but they requested that a final copy of the

cultural resources study be forward to them upon completion. After reviewing the provided maps and their internal documents, the Pechanga Band of Indians determined that the Project is not within their reservation, although it is within their Ancestral territory. At this time, they are interested in participating in this Project based upon their *'Ayélkwish*/Traditional Knowledge of the area and its placement between two Sacred Lands Filings. Detailed information regarding Pechanga's shared knowledge is located in the Research Results section of this report. Since the Tribe believes that the possibility of recovering sensitive subsurface resources during ground-disturbing activities for this Project is extremely high, they requested copies of all applicable cultural resource and environmental documents, government-to-government consultation with the Lead Agency, and monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribal Monitor during earthmoving activities.

In consideration of the above summary, it is clear that Master Plot Plan No. PEN22-0238 / Conditional Use Permit PEN22-0176 is located in an area that is sensitive both archaeologically and historically. The fact that the subject property was first occupied in 1894 and continued to be occupied for decades afterwards, presents a distinct possibility that a subsurface cultural deposit associated with this occupation exists. All but one of the Native American archaeological sites are comprised exclusively of bedrock milling features and since no bedrock exists within the property boundaries, it is improbable that a similar site exists within the property boundaries. However, it is possible that subsurface cultural resources associated with seasonal resource exploitation by Native peoples of the region could be present. Due to the sensitivity of the subject property, it is recommended that a Riverside County qualified archaeologist and Native American monitor actively monitor all on-site and off-site ground disturbing activities associated with development of PEN22-0238 / PEN22-0176, including, but not limited to, grubbing, tree removal, vegetation clearance, trenching, excavation, and grading. Should any cultural resources be discovered during the course of earthmoving activities anywhere on the subject property, said activities should be halted or diverted until the qualified archaeologist and tribal monitor can evaluate the resources, make a determination of their significance, and recommend appropriate treatment measures to mitigate impacts to the resources from the project, if found to be significant. If human remains are encountered unexpectedly during implementation of the project, compliance with State Health and Safety Code Section 7050.5 is required, with no further disturbances to the land until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98.

CONSULTANT CERTIFICATION

The undersigned certifies that the attached report is a true and accurate description of the results of the Phase I Cultural Resources Assessment described herein.



Jean A. Keller, Ph.D.
Riverside County Certificate No. 232

April 14, 2023

Date

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Property Ownership Resister T3S R3W Sec 22

1896 - 1899: Index Map

Assessor Map T3S R3W Sec 22

Property Ownership Register T3S R3W Sec 22

1899 - 1907: Index Map

Assessor Map T3S R3W Sec 22

Property Ownership Register T3S R3W Sec 22

1907 - 1913: Index Map

Assessor Map T3S R3W Sec 22

Property Ownership Register T3S R3W Sec 22

1913 - 1919: Index Map

Assessor Map T3S R3W Sec 22

Property Ownership Register T3S R3W Sec 22

1920 - 1926: Index Map

Assessor Map T3S R3W Sec 22

Property Ownership Register T3S R3W Sec 22

1926 - 1932: Index Map

Assessor Map T3S R3W Sec 22

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- 1959 Map: Santa Ana, Calif. (1:250,000); aerial photos taken in 1955
- 1967 Map: Sunnymead, Calif. (7.5', 1:24,000); aerial photos taken in 1966
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APPENDIX

Records Search Results
Updated DPR Record Form Record
Sacred Lands File Search Results
Tribal Responses to Project Scoping Letters

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
RI-00084	NADB-R - 1080097; Voided - MF-0075	1973	Michael C. Gardner	Investigation of Prehistoric Of Prehistorical Milling Stations At The Perris Reservoir, California	Archaeological Research Unit, U.C. Riverside	33-000482, 33-000483, 33-000484, 33-000485, 33-000486, 33-000492
RI-01843	NADB-R - 1084680; Voided - MF-2010	1984	SCIENTIFIC RESOURCE SURVEYS, INC.	CULTURAL RESOURCE SURVEY REPORT ON WOLFSKILL RANCH	SCIENTIFIC RESOURCE SURVEYS, INC.	33-000012, 33-000021, 33-000202, 33-000419, 33-000420, 33-000421, 33-000464, 33-000530, 33-000531, 33-000532, 33-000533, 33-000534, 33-000535, 33-000536, 33-000537, 33-000538, 33-000539, 33-000540, 33-000541, 33-000542, 33-000543, 33-000544, 33-000608, 33-000609, 33-000610, 33-000715, 33-002829, 33-002867, 33-002950, 33-002951, 33-002952, 33-002953, 33-002954, 33-002955, 33-002956, 33-002957, 33-002958, 33-002959, 33-002960, 33-002961, 33-002962, 33-002963, 33-002964, 33-002965, 33-002966, 33-002967, 33-002968, 33-002969, 33-002993, 33-002994, 33-002995, 33-002996
RI-02105	NADB-R - 1082531; Voided - MF-2297	1987	DROVER, C.E.	AN ARCHAEOLOGICAL ASSESSMENT OF THE A.L.T.A. SPECIFIC PLAN, MORENO VALLEY, CALIFORNIA	AUTHOR(S)	
RI-02160	NADB-R - 1082589; Voided - MF-2347	1987	DROVER, C.E.	LETTER REPORT: ARCHAEOLOGICAL EVALUATION OF POTENTIAL HOSPITAL SITE IN MORENO VALLEY	AUTHOR(S)	
RI-02709	NADB-R - 1083199; Voided - MF-2913	1990	PADON, BETH	MORENO RANCH STUDIES ARCHAEOLOGICAL DOCUMENTATION OF CA-RIV-2994 MORENO VALLEY, CALIFORNIA.	LSA ASSOCIATES	33-002994
RI-05288	NADB-R - 1086651	2000	WHITE, LAURIE	LETTER REPORT: RECORDS SEARCH RESULTS FOR SPRINT PCS FACILITY RV35XC093D (GOLF COURSE MAINTENANCE), CITY OF MORENO VALLEY, RIVERSIDE COUNTY, CA	MICHAEL BRANDMAN ASSOCIATES, Irvine, CA	
RI-05296	NADB-R - 1086659	2000	WHITE, LAURIE	LETTER REPORT: RECORDS SEARCH RESULTS FOR SPRINT PCS FACILITY RV35XC093A (UPPER EMWD WATER TANK), CITY OF MORENO VALLEY, RIVERSIDE COUNTY, CA	MICHAEL BRANDMAN ASSOCIATES	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
RI-06644	NADB-R - 1088011; Submitter - JOB #CA-8393B	2006	Carla Allred	Letter Report: Proposed Cellular Tower Project(s) in Riverside County, California, Site Number(s)/ Name(s): CA-8393B/ Ashley TCNS# 16652	EarthTouch, Inc.	
RI-08802		2012	Bai "Tom" Tang, Michael Hogan, Deirdre Encarnacion, and Daniel Ballester	Phase I archaeological Assessment: Moreno Master Drainage Plan Revision	CRM TECH	
RI-09652	Other - TCNS# 107863	2014	Heather R. Puckett	Cultural Resources Summary for the Proposed Verizon Wireless, Inc., Property Site, 27905 John F Kennedy Drive, Moreno Valley, Riverside County, California 92555	TetraTech Inc.	
RI-10238		2016	Sandy Chandler	PHASE I CULTURAL RESOURCES ASSESSMENT FOR THE MAINSTREET SKILLED NURSING FACILITY PROJECT, MORENO VALLEY, CALIFORNIA	Webb Associates	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-33-000482	CA-RIV-000482	Other - ARU Proj 8.	Site	Prehistoric	AP04	1971 (P. Wilke, n/a); 1972 (Leland Lutz, Department of Parks and Recreation); 1989 (K. Owens, R. Olson, S. Dies, n/a)	RI-00084, RI-00534
P-33-000483	CA-RIV-000483	Other - UCRARU #8; Other - Antelope pass #1	Site	Prehistoric	AP02; AP04	1971 (P. Wilke, n/a); 1972 (Leland Lutz, California Department of Parks and Recreation); 1989 (K. Owens, S. Dies, R. Olson, n/a)	RI-00084, RI-00534
P-33-000484	CA-RIV-000484	Other - UCRARU #8	Site	Prehistoric	AP04	1971 (Wilke, n/a); 1972 (Leland Lutz, Department of Parks and Recreation); 1989 (M. Romano, S. Williams, E. Crabtree, n/a)	RI-00084, RI-00534
P-33-000485	CA-RIV-000485	Other - ARU Project 8; Other - Antelope Pass #2	Site	Prehistoric	AP04	1971 (P. Wilke, San Bernardino County Museum); 1972 (Lealand Lutz, State of California); 1989 (M. Romano, S. Williams, E. Crabtree, n/a)	RI-00084, RI-00534
P-33-000536	CA-RIV-000536	Other - ARU #217	Site	Prehistoric	AP04	1972 (Terry Ambrose, UCR-ARU); 1983 (Don Carey, Scientific Resource Surveys)	RI-00534, RI-01843
P-33-000537	CA-RIV-000537	Other - ARU #217	Site	Prehistoric	AP04	1972 (Terry Ambrose, UCR-ARU); 1983 (Don Carey, Scientific Resource Surveys)	RI-00534, RI-01843
P-33-000538	CA-RIV-000538	Other - ARU #217	Site	Prehistoric	AP04	1972 (Terry Ambrose, UCR-ARU); 1983 (Don Carey, Scientific Resource Surveys)	RI-00534, RI-01843
P-33-000539	CA-RIV-000539	Other - ARU #217	Site	Prehistoric	AP04	1972 (Terry Ambrose, UCR-ARU)	RI-00534, RI-01843
P-33-000540	CA-RIV-000540	Other - ARU #217	Site	Prehistoric	AP04	1972 (Terry Ambrose, n/a); 1983 (Don Carey, Scientific Resource Surveys)	RI-00534, RI-01843
P-33-000541	CA-RIV-000541	Other - ARU 217	Site	Prehistoric	AP04	1963 (P. Chace & E. Shepard, San Bernardino County Museum); 1972 (Terry Ambrose, UCR-ARU); 1983 (Don Carey, Scientific Resource Surveys)	RI-00534, RI-01843

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-33-000542	CA-RIV-000542	Other - ARU #217	Site	Prehistoric	AP04	1972 (Terry Ambrose, UCR-ARU); 1983 (Don Carey, Scientific Resource Surveys.)	RI-01843
P-33-000543	CA-RIV-000543	Other - ARU 217	Site	Prehistoric	AP04	1972 (Terry Ambrose, UCR-ARU); 1983 (Don Carey, Scientific Resource Surveys)	RI-00534, RI-01843
P-33-000544	CA-RIV-000544		Site	Prehistoric	AP04; AP14; AP15	1963 (P. Chace E. Shepard, n/a); 1972 (Terry Ambrose, UCR-ARU); 1983 (Don Carey, Scientific Resource Surveys)	RI-00534, RI-01843
P-33-002867	CA-RIV-002867	Other - SRS B; Other - MWD Reservoirs Study Perris Lake	Site	Prehistoric	AP04; AP14	1983 (Thomas Banks, Scientific Resource Surveys, Huntington Beach, CA.); 1989 (K. Owens, R. Olson and S. Dies, n/a)	RI-01822, RI-01843
P-33-002963	CA-RIV-002963	Other - #14	Site	Prehistoric	AP04	1983 (Thomas J. Banks, Scientific Resource Surveys, Inc., Huntington Beach, CA.)	RI-01843
P-33-002964	CA-RIV-002964	Other - #15	Site	Prehistoric	AP04	1984 (Thomas J. Banks, Scientific Resource Surveys, Inc., Huntington Beach, CA.)	RI-01843
P-33-002965	CA-RIV-002965	Other - #16	Site	Prehistoric	AP04	1983 (Thomas J. Banks, Scientific Resource Surveys, Inc., Huntington Beach, CA.); 1989 (K. Owens, R. Olson and S. Dies, n/a)	RI-01843
P-33-002968	CA-RIV-002968	Other - 319	Site	Prehistoric	AP04	1983 (Thomas J. Banks, Scientific Resource Surveys, Inc., Huntington Beach, CA.); 1989 (K. Owens, S. Dies and R. Olson, n/a)	RI-01843
P-33-002994	CA-RIV-002994	Other - SRS-D	Site	Prehistoric	AP04	1984 (Roger Mason, Scientific Resource Surveys, Huntington Beach, CA.)	RI-01843, RI-02709
P-33-004218	CA-RIV-004218	Other - North Boundary Slicks		Prehistoric		1991 (Michael P. Sampson, California Department of Parks & Recreation/ Southern Region HQ/ 8885 Rio San Diego Drive, Suite 270/ San Diego 92108)	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-33-027260		Other - LSASAT1701R1	Other	Historic	AH16	2017 (Riordan Goodwin, LSA Associates Inc)	RI-10128

***Recorded by:** Jean A. Keller, Ph.D

***Date:** 04/12/2023 Continuation Update

Isolated artifact could not be relocated during the current field survey.

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

Primary # 33-027260
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: LSA-SAT1701-R-1

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Riverside, California

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: *Sunnymeadt* Date: 1980 T 3S; R 3W; SE ¼ of NW ¼ of Sec 22; M.D. SBB.M.

c. Address: 27420 Iris Avenue

City: Moreno Valley

Zip: 92555

d. UTM: Zone: 11 ; 483068 mE/ 3750632 mN (G.P.S. NAD 83)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 486-310-038. Elevation: 1,560 feet AMSL. Access to this site from State Route 60 is via Moreno Beach Drive. The resource is approximately 130 feet northwest of the intersection of Iris Avenue and Oliver Road.

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Fragment of pre-WWII riveted steel irrigation pipe, probably associated with water tank or cistern formerly located in SE corner of parcel or board-formed subsurface cistern approximately 100 feet west of the parcel.

*P3b. **Resource Attributes:** (List attributes and codes) AP16 (Isolated artifact)

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



P5b. Description of Photo: (View, date, accession #) Photo of pipe fragment.

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both
Pre-World War II

*P7. **Owner and Address:**

Eric LeVaughn
Sater Oil International
683 Cliffside Drive
San Dimas, CA 91773

*P8. **Recorded by:** (Name, affiliation, and address)
Riordan Goodwin,
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

*P9. **Date Recorded:**
August 31, 2017

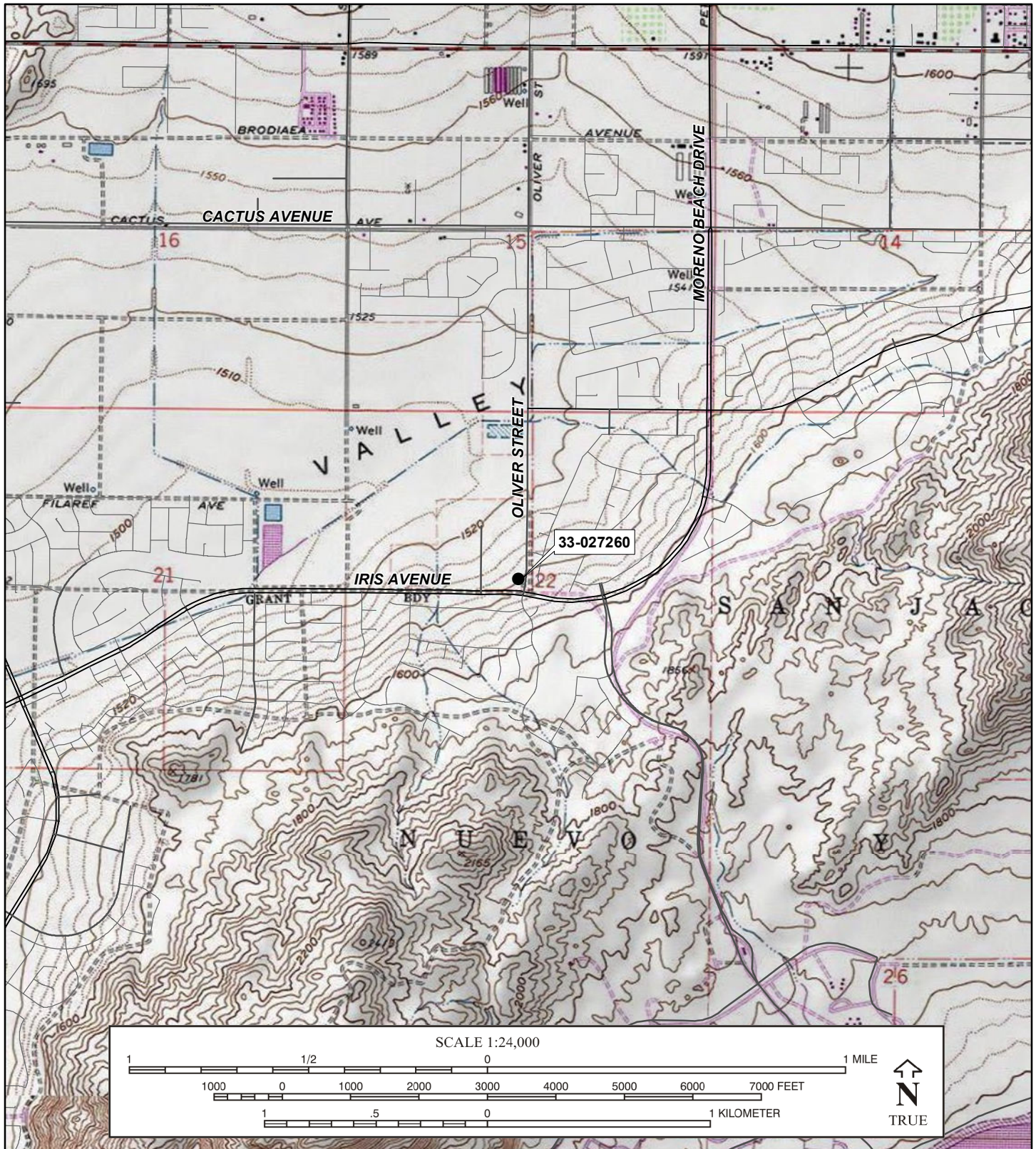
*P10. **Survey Type:** (Describe)
Reconnaissance

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") Cultural Resources Assessment, Sater ARCO Project, City of Moreno Valley, Riverside County California.

*Attachments: NONE Location Map Sketch 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):

DPR 523A (1/95)

*Required information



NATIVE AMERICAN HERITAGE COMMISSION

February 14, 2023

Jean A. Keller
Cultural Resources Consultant

Via Email to: 4jakeller@gmail.com

Re: CUP PEN22-0176 / MPP PEN22-0238 (APN 486-310-038) Project, Riverside County

Dear Dr. Keller:

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

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

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

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

Sincerely,



Andrew Green
Cultural Resources Analyst

Attachment



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
Isaac Bojorquez
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COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok/Nisenan

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

**Native American Heritage Commission
Native American Contact List
Riverside County
2/14/2023**

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

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

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

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

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

Morongo Band of Mission Indians

Robert Martin, Chairperson
12700 Pumarra Road Cahuilla
Banning, CA, 92220 Serrano
Phone: (951) 755 - 5110
Fax: (951) 755-5177
abrierty@morongo-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

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

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

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

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed CUP PEN22-0176 / MPP PEN22-0238 (APN 486-310-038) Project, Riverside County.

**Native American Heritage Commission
Native American Contact List
Riverside County
2/14/2023**

Pechanga Band of Indians

Paul Macarro, Cultural Resources
Coordinator
P.O. Box 1477 Luiseno
Temecula, CA, 92593
Phone: (951) 770 - 6306
Fax: (951) 506-9491
pmacarro@pechanga-nsn.gov

***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

***Quechan Tribe of the Fort Yuma
Reservation***

Manfred Scott, Acting Chairman
Kw'ts'an Cultural Committee
P.O. Box 1899 Quechan
Yuma, AZ, 85366
Phone: (928) 750 - 2516
scottmanfred@yahoo.com

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

Ramona Band of Cahuilla

John Gomez, Environmental
Coordinator
P. O. Box 391670 Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 4105
Fax: (951) 763-4325
jgomez@ramona-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

Rincon Band of Luiseno Indians

Cheryl Madrigal, Tribal Historic
Preservation Officer
One Government Center Lane Luiseno
Valley Center, CA, 92082
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crd@rincon-nsn.gov

***San Manuel Band of Mission
Indians***

Jessica Mauck, Director of
Cultural Resources
26569 Community Center Drive Serrano
Highland, CA, 92346
Phone: (909) 864 - 8933
Jessica.Mauck@sanmanuel-nsn.gov

***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
Isaul@santarosa-nsn.gov

***Serrano Nation of Mission
Indians***

Wayne Walker, Co-Chairperson
P. O. Box 343 Serrano
Patton, CA, 92369
Phone: (253) 370 - 0167
serranonation1@gmail.com

***Serrano Nation of Mission
Indians***

Mark Cochrane, Co-Chairperson
P. O. Box 343 Serrano
Patton, CA, 92369
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serranonation1@gmail.com

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This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed CUP PEN22-0176 / MPP PEN22-0238 (APN 486-310-038) Project, Riverside County.

**Native American Heritage Commission
Native American Contact List
Riverside County
2/14/2023**

***Soboba Band of Luiseno
Indians***

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

Cahuilla
Luiseno

***Soboba Band of Luiseno
Indians***

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

Cahuilla
Luiseno

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

Cultural Committee,
P.O. Box 1160
Thermal, CA, 92274
Phone: (760) 397 - 0300
Fax: (760) 397-8146
Cultural-
Committee@torresmartinez-
nsn.gov

Cahuilla

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed CUP PEN22-0176 / MPP PEN22-0238 (APN 486-310-038) Project, Riverside County.



03-024-2018-002

February 17, 2023

[VIA EMAIL TO:4jakeller@gmail.com]
Jean A. Keller Cultural Resources
Jean A. Keller, Ph.D.
1042 N. El Camino Real, Suite B-244
Encinitas, CA 92024

Re: Project Scoping Letter – CUP PEN22-0176 / MPP PEN22-0238 (APN 486-310-038)

Dear Jean A. Keller, Ph.D.,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the CUP PEN 18-0016 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

- *A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.
- *A copy of the records search with associated survey reports and site records from the information center.
- *Copies of any cultural resource documentation (report and site records) generated in connection with this project.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760) 423-3485. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Xitlaly Madrigal
Cultural Resources Analyst
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



Jean Keller <4jakeller@gmail.com>

Beyond Food Mart with drive-thru, energy station, & car wash

1 message

Mr. Bonnie Bryant <Bonnie.Bryant@sanmanuel-nsn.gov>
To: "4jakeller@gmail.com" <4jakeller@gmail.com>
Cc: Ryan Nordness <Ryan.Nordness@sanmanuel-nsn.gov>

Wed, Feb 22, 2023 at 4:12 PM

Dear Ms. Keller,

Thank you for contacting the San Manuel Band of Mission Indians (SMBMI) regarding the above-referenced project and information request. SMBMI appreciates the opportunity to review the project documentation, which was received by the Cultural Resources Management Department on February 16, 2023. The proposed project is located outside of Serrano ancestral territory and, as such, SMBMI will not be requesting to receive consulting party status with the lead agency or to participate in the scoping, development, or review of documents created pursuant to legal and regulatory mandates.

Respectfully,

Mr. Bonnie Bryant

Cultural Resource technician

San Manuel Band of Mission Indians

Bonnie.Bryant@sanmanuel-nsn.gov

Mr. Bonnie Bryant

Cultural Resources Tech

Bonnie.Bryant@sanmanuel-nsn.gov

O:(909) 864-8933 x 50-2033

M:(909) 633-6615

26569 Community Center Dr Highland, California 92346

SAN MANUEL
BAND OF  MISSION INDIANS



PECHANGA CULTURAL RESOURCES

Pechanga Band of Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Darlene Miranda
Richard B. Searce, III
Robert Villalobos
Shevon Torres
Juan Rodriguez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Tuba Ebru Ozdil

March 7, 2023

VIA E-Mail and USPS

Jean A. Keller, Ph.D.
Cultural Resources Consultant
1042 N. El Camino Real, Suite B-244
Encinitas, CA. 92024

RE: Request for Information for the Beyond Food Mart Project, City of Moreno Valley, Riverside County, California

Dear Dr. Keller,

The Pechanga Band of Indians ("the Tribe") appreciates your request for information regarding the above referenced Project. After reviewing the provided maps and our internal documents we have determined that the Project area is not within Reservation land's, although it is located in Our Ancestral Territory. At this time, we are interested in participating in this Project based upon Our 'Ayékwish/Traditional Knowledge of the area and its placement near two Sacred Lands Filing's. The first of these Traditional Cultural Landscapes is located 3.19 miles due west of the Project and the second TCL-boundary is 3.33 south-southeast from the Project. This Parcel is located directly upon a historic site and within a mile away from 24 Ancestral-era archaeological sites. If the mileage is increased to 1.5 miles an additional 25 nearby sites, would be included in a proximity search. Aerial records from 1966-to-the present-day depict a Property which, besides farming and weed abatement, has remained undeveloped. The Tribe maintains that the native soils have remained intact below the plow-zone. Further, a main blueline-feeder to the San Jacinto River exists 382 yards due north of this Project and although largely channelized in the modern-era, such a close proximity to this Project is still concerning to the Tribe. When considering Our Culture's burial practices, such a proximity to long-term water source often increases the likelihood of impacting our Ancestor's sacred sites. Because of this Project's nearness to multiple previously impacted Ancestral human-remains, in view of the proximity to a long-term blueline, this project's placement to nearby Traditional Cultural Landscapes, considering the close adjacency to extensive previously recorded sites, and because of longstanding project experience within this Project's vicinity the Tribe therefore, is interested in participating in this Project. Pechanga believes that the possibility of recovering sensitive subsurface resources during ground-disturbing activities for this Project is extremely high.

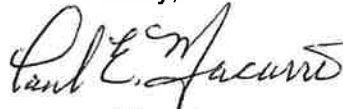
The Tribe is dedicated to providing comprehensive cultural information to you and your firm for inclusion in the archaeological study as well as to the Lead Agency for CEQA review. At this time, the Tribe requests the following so we may continue the consultation process and to provide adequate and appropriate recommendations for the Project:

- 1) Notification once the Project begins the entitlement process, if it has not already;
- 2) Copies of all applicable archaeological reports, site records, proposed grading plans and environmental documents (EA/IS/MND/EIR, etc);
- 3) Government-to-government consultation with the Lead Agency; and
- 4) The Tribe believes that monitoring by a Riverside County qualified archaeologist and a professional Pechanga Tribal Monitor may be required during earthmoving activities. Therefore, the Tribe reserves its right to make additional comments and recommendations once the environmental documents have been received and fully reviewed.
- 5) In the event that subsurface cultural resources are identified, the Tribe requests consultation with the Project proponent and Lead Agency regarding the treatment and disposition of all artifacts.

As a Sovereign governmental entity, the Tribe is entitled to appropriate and adequate government-to-government consultation regarding the proposed Project. We would like you and your client to know that the Tribe does not consider initial inquiry letters from project consultants to constitute appropriate government-to-government consultation, but rather tools to obtain further information about the Project area. Therefore, the Tribe reserves its rights to participate in the formal environmental review process, including government-to-government consultation with the Lead Agency, and requests to be included in all correspondence regarding this Project.

Please note that we are interested in participating in surveys within 'Atáaxum/Payómkawichum Ancestral Territory. Prior to conducting any surveys, please contact the Cultural Department to schedule specifics. If you have any additional questions or comments, please contact me at pmacarro@pechanga-nsn.gov or 951-770-6306.

Sincerely,



Paul E. Macarro
Cultural Coordinator
Pechanga Reservation

*Pechanga Cultural Resources • Pechanga Band of Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1092 | Fax: (760) 749-8901 | rincon-nsn.gov



March 9, 2023

Sent via email: 4jakeller@gmail.com

Re: CUP PEN22-0176/MMP PENN11-0238 Beyond Food, City of Moreno Valley, Riverside, California

Dear Ms. Keller,

This letter is written on behalf of the Rincon Band of Luiseño Indians (“Rincon Band” or “Tribe”), a federally recognized Indian tribe and sovereign government. We have received your notification regarding the above referenced project, and we thank you for the opportunity to provide cultural resources information. The identified location is within the Traditional Use Area of the Luiseño people and within the Tribe’s specific Area of Historic Interest (AHI). As such, the Rincon Band is traditionally and culturally affiliated to the project area.

After review of the provided documents and our internal information, no cultural resource information is available to share at this time. Please forward a final copy of the cultural resources study upon completion to the Rincon Band.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 749 1092 ext. 320 or via electronic mail at slinton@rincon-nsn.gov. Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,



Shuuluk Linton
Tribal Historic Preservation Office Coordinator
Cultural Resources Department