

PHASE I CULTURAL RESOURCES SURVEY OF THE BAY & DAY COMMERCE CENTER PROJECT

**CITY OF MORENO VALLEY,
COUNTY OF RIVERSIDE, CALIFORNIA**

APNs 263-230-001, -003, -004, and -025

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- Key Words:** Cultural resources survey; City of Moreno Valley; negative
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1.0 MANAGEMENT SUMMARY/ABSTRACT

The following report describes the results of a Phase I cultural resources assessment conducted by BFSA Environmental Services, a Perennial Company (BFSA), of the Bay & Day Commerce Center Project. The survey covered three lots comprising 6.64 acres (Lot 1), 0.77 acre (Lot 2), and 2.29 acres (Lot 3) located within the city of Moreno Valley in Riverside County, California. The project is located within Section 10, Township 3 South, Range 4 West as seen on the U.S. Geological Survey (USGS) *Riverside East, California* (7.5-minute) topographic quadrangle map. The property is situated at the southwest corner of Bay Avenue and Day Street within the city of Moreno Valley, Riverside County (Assessor's Parcel Numbers [APNs] 263-230-004 and -025 [Lot 1], 263-030-001 [Lot 2], and 263-230-003 [Lot 3]). The proposed project consists of the construction of an industrial warehouse and office building and associated improvements, and trailer parking and infrastructure.

The purpose of this investigation was to locate and record any cultural resources present within the project and subsequently evaluate any resources as part of the City of Moreno Valley environmental review process conducted in compliance with the California Environmental Quality Act (CEQA). The cultural resources survey of the project included the review of an archaeological records search from the Eastern Information Center (EIC) at the University of California, Riverside (UCR), in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project boundaries or in the immediate vicinity. As a result of the records search, a total of 28 cultural resources have been identified within a one-mile radius of the project area and 39 cultural resource studies have been conducted within a one-mile radius of the project. One of the cultural resource studies includes the subject property, an overview cultural resources inventory report for the City of Moreno Valley completed by Archaeological Research Unit in 1987 (McCarthy 1987). No cultural resources have been previously recorded within the project.

BFSA also requested a review of the Sacred Lands File (SLF) by the Native American Heritage Commission (NAHC) on June 14, 2021. The NAHC SLF search did not indicate the presence of any sacred sites or locations of religious or ceremonial importance within the search radius. All correspondence is provided in Appendix D.

The cultural resources survey, which was conducted on June 14, 2021, and July 18, 2023, was completed in order to determine if cultural resources exist within the property and if the project represents a potential adverse impact to cultural resources. The entire property has been disturbed by development and/or agricultural use in the past, and previous impacts to the property include multiple structures constructed on the north half of Lot 1 and the east half of Lot 2 as early as 1938. The survey resulted in the identification of seven single-family residences and one detached garage located within Lot 3, (Table 1.0–1) that meet the age threshold under the National Register (36 CFR [Code of Federal Regulations] 60.4) and the California Code of Regulations (CCR § 4852) to require evaluations of potential eligibility to the California Register of Historical Resources (CRHR):

Table 1.0-1
Historic Structures Identified Within the
Bay & Day Commerce Center Project

Site	Address	APN	Description
P-33-029781	21891 Bay Avenue	263-230-003	Ranch-style single-family residence built between 1953 and 1959
	21893 Bay Avenue		Contemporary-style single-family residence built between 1953 and 1959
	21895 Bay Avenue		Minimal Ranch-style single-family residence built between 1959 and 1967
	21905 Bay Avenue		Contemporary-style single-family residence and detached garage built between 1953 and 1959
	21907 Bay Avenue		Contemporary-style single-family residence built between 1953 and 1959
	21909 Bay Avenue		Contemporary-style single-family residence built between 1953 and 1959
	21913 Bay Avenue		Ranch-style single-family residence built between 1959 and 1967

According to the proposed development plan, the project will impact all eight structures recorded as Site P-33-029781 located within Lot 3. Because these 56- to 70-year-old structures would be impacted by development, an evaluation of the structures was needed to address potentially significant impacts to historical resources. The structures were evaluated by BFSAs as part of this study. Based upon the results of the field survey and records searches, from the perspective of the CEQA review of the proposed development, Site P-33-029781 has been evaluated as not significant. While the buildings meet the age threshold of 50 years to be evaluated, they were not designed by an architect of importance, they do not possess any architecturally important elements, and the owners were not historically significant to the community. Based upon the conclusions reached during the current evaluation, no mitigation measures are recommended for the historic buildings at Site P-33-029781. No impacts to significant resources are associated with the proposed development of the property.

Although the historic-period buildings were evaluated as not CEQA-significant, the potential exists that unidentified significant historic deposits may be present that are related to the occupation of this location since the 1950s. Although no prehistoric or historic cultural resources were identified during the survey aside from the structures, the historic use of the project area suggests that the potential exists that buried resources may be present on the property and these unidentified resources may be exposed during grading. In order to identify any cultural resources uncovered by the development of this project, it is recommended that all earthwork (grading or trenching) within the first three feet of the current surface of the ground be monitored by an archaeologist. A copy of this report will be permanently filed with the EIC at UCR. All notes,

photographs, and other materials related to this project will be curated at the archaeological laboratory of BFSa in Poway, California.

2.0 INTRODUCTION

In response to a request by T&B Planning, Inc., BFSa conducted a cultural resources assessment of the Bay & Day Commerce Center Project. The cultural resources survey for the project was conducted in order to comply with CEQA and City of Moreno Valley environmental guidelines for the review of development permit applications. The project is located in an area of low to moderate archaeological sensitivity, as suggested by known site density and predictive modeling.

The project is comprised of three separate lots, one 6.64-acre property (Lot 1), one 0.77-acre property (Lot 2), and one 2.29-acre property (Lot 3). The project is located at the southwest corner of Bay Avenue and Day Street in the city of Moreno Valley, Riverside County, California (Figure 2.0–1). APNs 263-230-004 and-025 comprise Lot 1, APN 263-030-001 comprises Lot 2, and APN 263-230-003 comprises Lot 3. Specifically, this project is located within Section 10, Township 3 South, Range 4 West of the USGS (7.5-minute) *Riverside East, California* topographic quadrangle (Figure 2.0–2). The proposed project consists of the construction of an industrial warehouse and office building and associated improvements, and trailer parking and infrastructure (Figure 2.0–3).

Principal Investigator Brian F. Smith directed the Phase I archaeological assessment for the project with assistance from field archaeologist David R. Grabski and architectural historian Irem Oz. The technical report was prepared by Jillian L.H. Conroy, Irem Oz, and Brian F. Smith. Shawna M. Krystek conducted technical editing and report production and Jillian L.H. Conroy and Irem Oz created the report graphics. Qualifications of key personnel are provided in Appendix A.

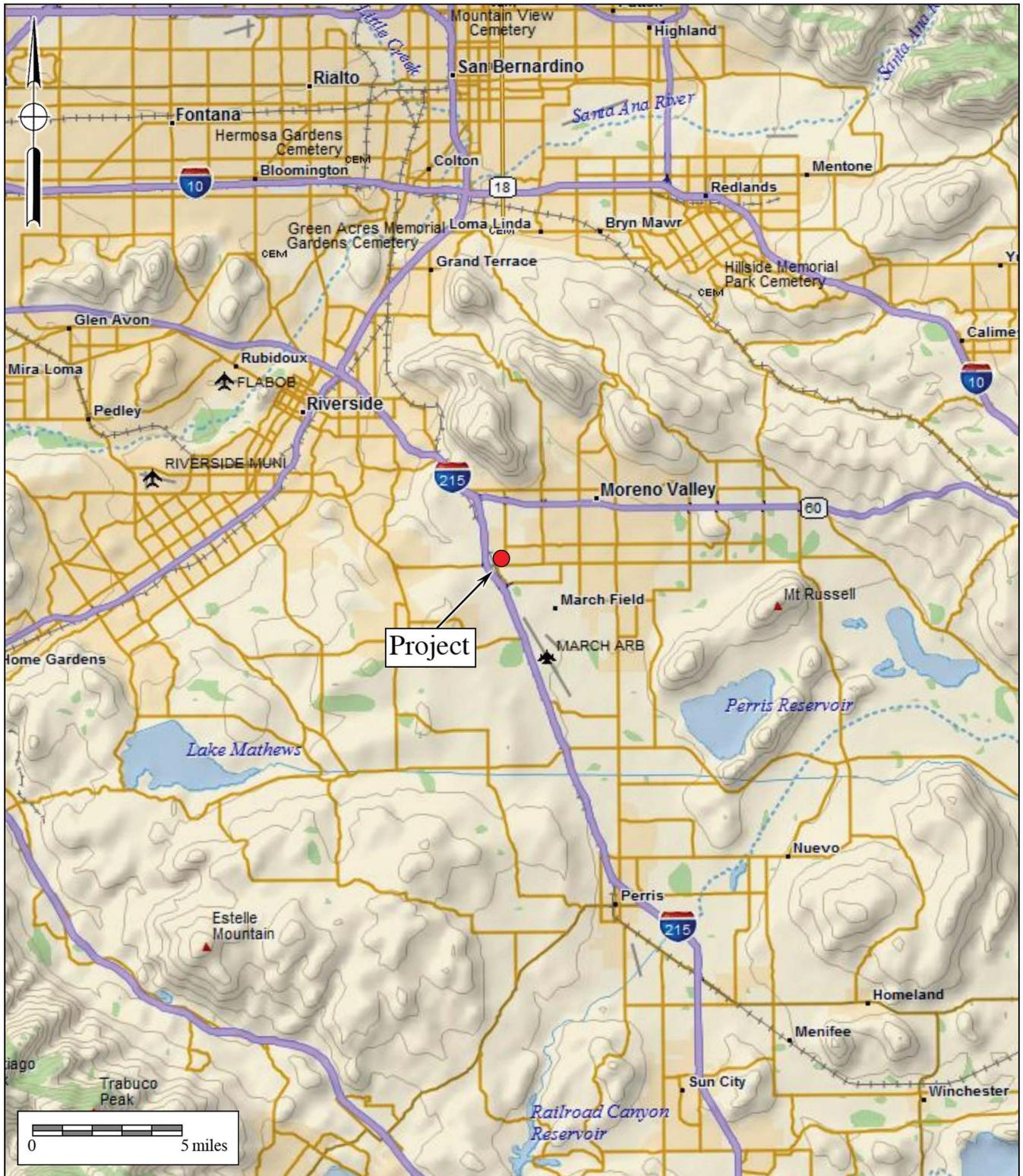


Figure 2.0-1
General Location Map

The Bay & Day Commerce Center Project

DeLorme (1:250,000)



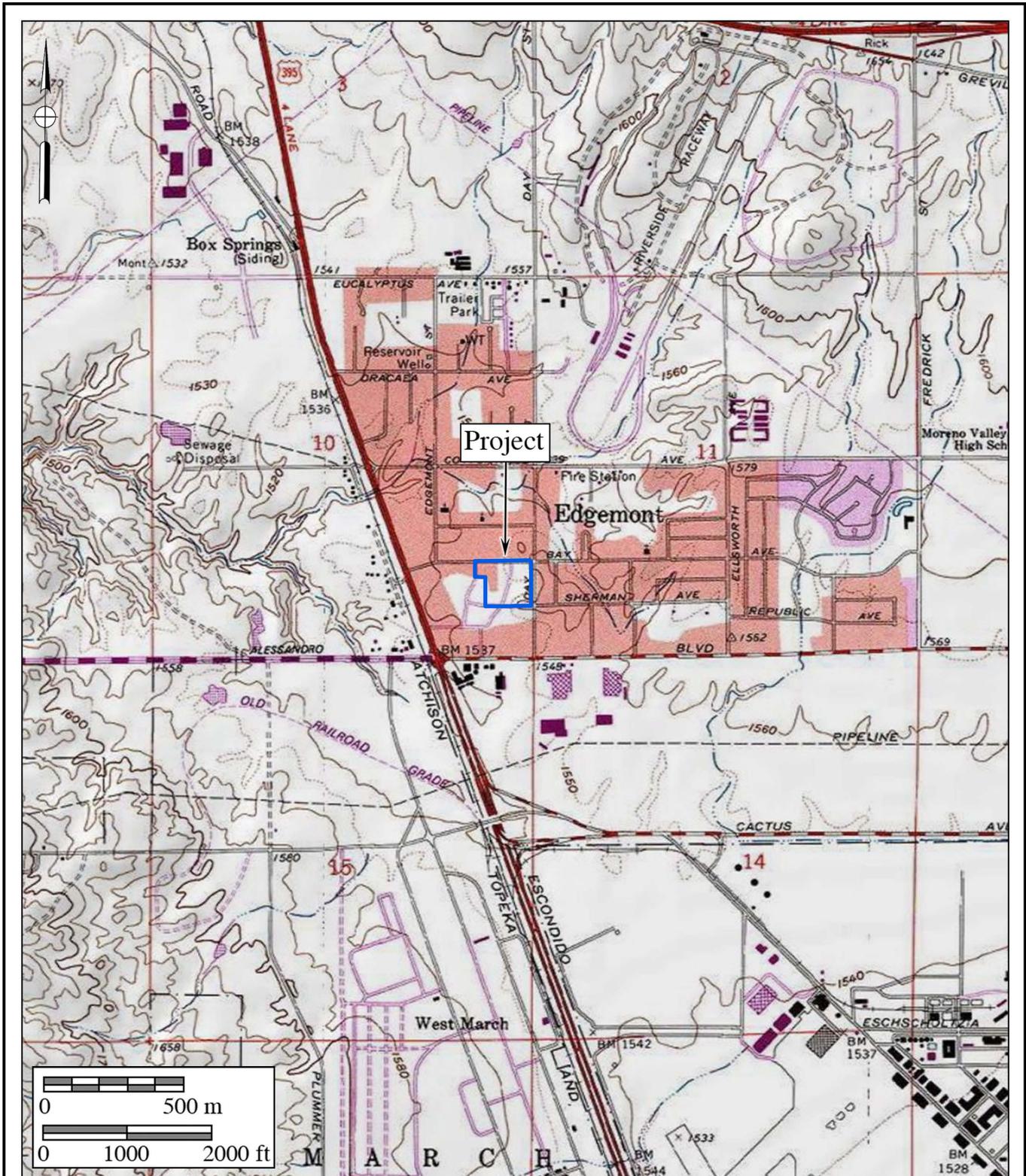
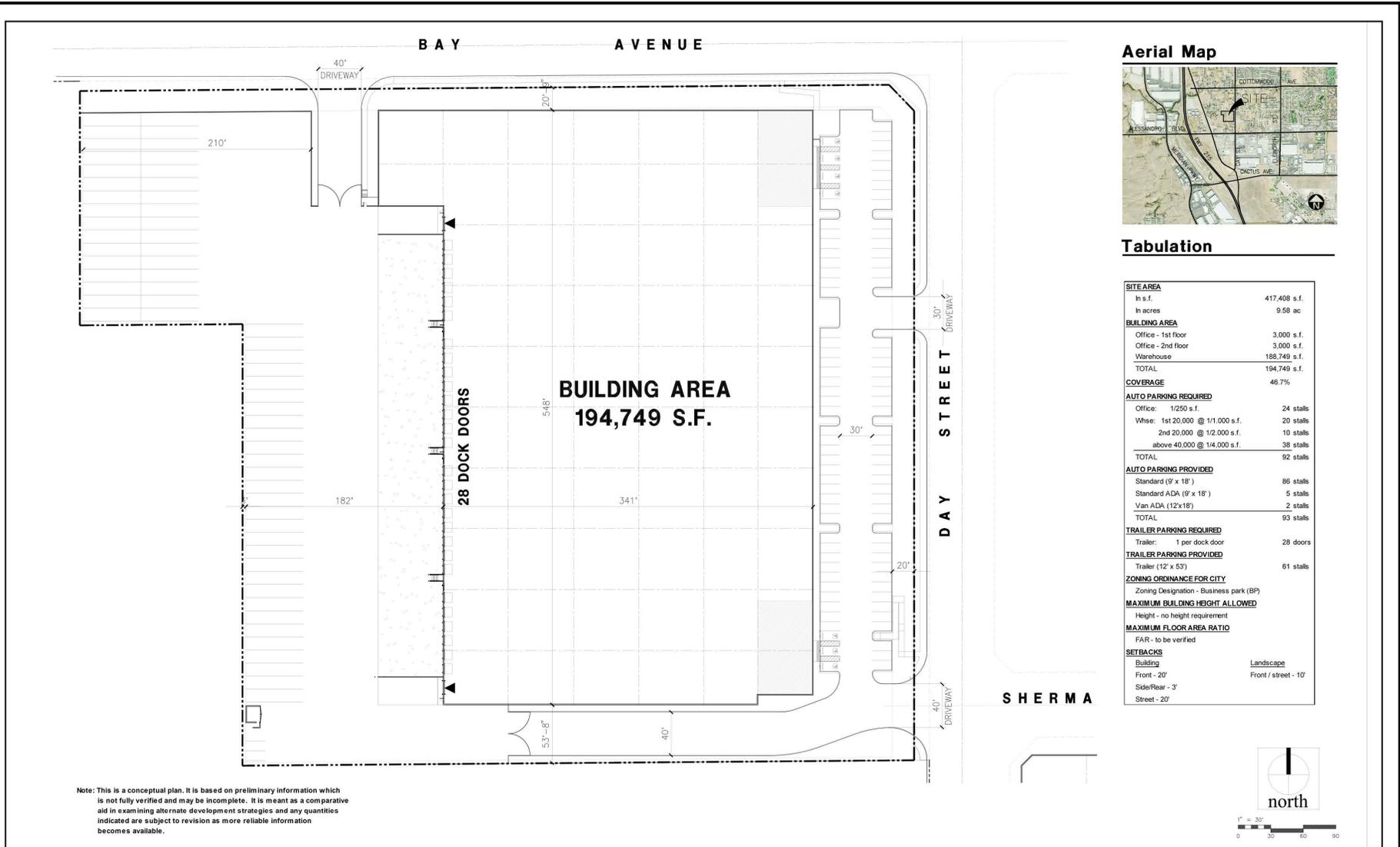


Figure 2.0–2
Project Location Map

The Bay & Day Commerce Center Project
 USGS *Riverside East* Quadrangle (7.5-minute series)





Aerial Map



Tabulation

SITE AREA	
In s.f.	417,408 s.f.
In acres	9.58 ac
BUILDING AREA	
Office - 1st floor	3,000 s.f.
Office - 2nd floor	3,000 s.f.
Warehouse	188,749 s.f.
TOTAL	194,749 s.f.
COVERAGE	46.7%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	24 stalls
Whse: 1st 20,000 @ 1/11,000 s.f.	20 stalls
2nd 20,000 @ 1/2,000 s.f.	10 stalls
above 40,000 @ 1/4,000 s.f.	38 stalls
TOTAL	92 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	86 stalls
Standard ADA (9' x 18')	5 stalls
Van ADA (12x18')	2 stalls
TOTAL	93 stalls
TRAILER PARKING REQUIRED	
Trailer: 1 per dock door	28 doors
TRAILER PARKING PROVIDED	
Trailer (12' x 53')	61 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Business park (BP)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - no height requirement	
MAXIMUM FLOOR AREA RATIO	
FAR - to be verified	
SETBACKS	
Building	Landscape
Front - 20'	Front / street - 10'
Side/Rear - 3'	
Street - 20'	

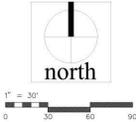


Figure 2.0-3
Site Plan
The Bay & Day Commerce Center Project

3.0 PROJECT SETTING

The project setting includes the natural physical, geological, and biological contexts of the proposed project, as well as the cultural setting of prehistoric and historic human activities in the general area. The following sections discuss both the environmental and cultural settings at the subject property, the relationship between the two, and the relevance of that relationship to the project.

3.1 Environmental Setting

Riverside County lies in the Peninsular Range Geologic Province of southern California. The range, which lies in a northwest to southeast trend through the county, extends some 1,000 miles from the Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California. The subject property is located northwest of the March Air Reserve Base. The project is relatively flat, with the property's highest point located at roughly its northeast corner and its lowest point located roughly at its southwest corner. Elevations within the project range from approximately 1,542 to 1,568 feet above mean sea level. The entire project has been disked in the past and disturbed by the historic agricultural use and the construction of multiple structures. Currently, vegetation within the project is characterized as primarily non-native grasses, which cover approximately 20 percent of the property, and oak trees.

3.2 Cultural Setting – Archaeological Perspectives

The archaeological perspective seeks to reconstruct past cultures based upon the material remains left behind. This is done using a range of scientific methodologies, almost all of which draw from evolutionary theory as the base framework. Archaeology allows one to look deeper into history or prehistory to see where the beginnings of ideas manifest via analysis of material culture, allowing for the understanding of outside forces that shape social change. Thus, the archaeological perspective allows one to better understand the consequences of the history of a given culture upon modern cultures. Archaeologists seek to understand the effects of past contexts of a given culture on *this* moment in time, not culture in context *in* the moment.

Despite this, a distinction exists between “emic” and “etic” ways of understanding material culture, prehistoric lifeways, and cultural phenomena in general (Harris 1991). While “emic” perspectives serve the subjective ways in which things are perceived and interpreted by the participants within a culture, “etic” perspectives are those of an outsider looking in hoping to attain a more scientific or “objective” understanding of the given phenomena. Archaeologists, by definition, will almost always serve an etic perspective as a result of the very nature of their work. As indicated by Laylander et al. (2014), it has sometimes been suggested that etic understanding, and therefore an archaeological understanding, is an imperfect and potentially ethnocentric attempt to arrive at emic understanding. In contrast to this, however, an etic understanding of material culture, cultural phenomena, and prehistoric lifeways can address significant dimensions of culture that lie entirely beyond the understanding or interest of those solely utilizing an emic perspective.

As Harris (1991:20) appropriately points out, “Etic studies often involve the measurement and juxtaposition of activities and events that native informants find inappropriate or meaningless.” This is also likely true of archaeological comparisons and juxtapositions of material culture. However, culture as a whole does not occur in a vacuum and is the result of several millennia of choices and consequences influencing everything from technology, to religions, to institutions. Archaeology allows for the ability to not only see what came before, but to see how those choices, changes, and consequences affect the present. Where possible, archaeology should seek to address both emic and etic understandings to the extent that they may be recoverable from the archaeological record as manifestations of patterned human behavior (Laylander et al. 2014).

To that point, the culture history offered herein is primarily based upon archaeological (etic) and ethnographic (partially emic and partially etic) information. It is understood that the ethnographic record and early archaeological records were incompletely and imperfectly collected. In addition, in most cases, more than a century of intensive cultural change and cultural evolution had elapsed since the terminus of the prehistoric period. Coupled with the centuries and millennia of prehistoric change separating the “ethnographic present” from the prehistoric past, this has affected the emic and etic understandings of prehistoric cultural settings. Regardless, there remains a need to present the changing cultural setting within the region under investigation. As a result, both archaeological and Native American perspectives are offered when possible.

3.2.1 Introduction

Paleo Indian, Archaic Period Milling Stone Horizon, and the Late Prehistoric Takic groups are the three general cultural periods represented in Riverside County. The following discussion of the cultural history of Riverside County references the San Dieguito Complex, Encinitas Tradition, Milling Stone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component present in the Riverside County area was primarily represented by the Cahuilla, Gabrielino, and Luiseño Indians.

Absolute chronological information, where possible, will be incorporated into this archaeological discussion to examine the effectiveness of continuing to interchangeably use these terms. Reference will be made to the geological framework that divides the archaeologically-based culture chronology of the area into four segments: the late Pleistocene (20,000 to 10,000 years before the present [YBP]), the early Holocene (10,000 to 6,650 YBP), the middle Holocene (6,650 to 3,350 YBP), and the late Holocene (3,350 to 200 YBP).

3.2.2 Paleo Indian Period (Late Pleistocene: 11,500 to circa 9,000 YBP)

Archaeologically, the Paleo Indian Period is associated with the terminus of the late Pleistocene (12,000 to 10,000 YBP). The environment during the late Pleistocene was cool and moist, which allowed for glaciation in the mountains and the formation of deep, pluvial lakes in the deserts and basin lands (Moratto 1984). However, by the terminus of the late Pleistocene, the climate became warmer, which caused the glaciers to melt, sea levels to rise, greater coastal

erosion, large lakes to recede and evaporate, extinction of Pleistocene megafauna, and major vegetation changes (Moratto 1984; Martin 1967, 1973; Fagan 1991). The coastal shoreline at 10,000 YBP, depending upon the particular area of the coast, was near the 30-meter isobath, or two to six kilometers further west than its present location (Masters 1983).

Paleo Indians were likely attracted to multiple habitat types, including mountains, marshlands, estuaries, and lakeshores. These people likely subsisted using a more generalized hunting, gathering, and collecting adaptation utilizing a variety of resources including birds, mollusks, and both large and small mammals (Erlandson and Colten 1991; Moratto 1984; Moss and Erlandson 1995).

3.2.3 *Archaic Period (Early and Middle Holocene: circa 9,000 to 1,300 YBP)*

Archaeological data indicates that between 9,000 and 8,000 YBP, a widespread complex was established in the southern California region, primarily along the coast (Warren and True 1961). This complex is locally known as the La Jolla Complex (Rogers 1939; Moriarty 1966), which is regionally associated with the Encinitas Tradition (Warren 1968) and shares cultural components with the widespread Milling Stone Horizon (Wallace 1955). The coastal expression of this complex appeared in southern California coastal areas and focused upon coastal resources and the development of deeply stratified shell middens that were primarily located around bays and lagoons. The older sites associated with this expression are located at Topanga Canyon, Newport Bay, Agua Hedionda Lagoon, and some of the Channel Islands. Radiocarbon dates from sites attributed to this complex span a period of over 7,000 years in this region, beginning over 9,000 YBP.

The Encinitas Tradition is best recognized for its pattern of large coastal sites characterized by shell middens, grinding tools that are closely associated with the marine resources of the area, cobble-based tools, and flexed human burials (Shumway et al. 1961; Smith and Moriarty 1985). While ground stone tools and scrapers are the most recognized tool types, coastal Encinitas Tradition sites also contain numerous utilized flakes, which may have been used to pry open shellfish. Artifact assemblages at coastal sites indicate a subsistence pattern focused upon shellfish collection and nearshore fishing. This suggests an incipient maritime adaptation with regional similarities to more northern sites of the same period (Koerper et al. 1986). Other artifacts associated with Encinitas Tradition sites include stone bowls, doughnut stones, discoidals, stone balls, and stone, bone, and shell beads.

The coastal lagoons in southern California supported large Milling Stone Horizon populations circa 6,000 YBP, as is shown by numerous radiocarbon dates from the many sites adjacent to the lagoons. The ensuing millennia were not stable environmentally, and by 3,000 YBP, many of the coastal sites in central San Diego County had been abandoned (Gallegos 1987, 1992). The abandonment of the area is usually attributed to the sedimentation of coastal lagoons and the resulting deterioration of fish and mollusk habitat. This is a well-documented situation at Batiquitos Lagoon where, over a two-thousand-year period, dominant mollusk species occurring in archaeological middens shift from deep-water mollusks (*Argopecten* sp.) to species tolerant of

tidal flat conditions (*Chione* sp.), indicating water depth and temperature changes (Miller 1966; Gallegos 1987).

This situation likely occurred for other small drainages (Buena Vista, Agua Hedionda, San Marcos, and Escondido creeks) along the central San Diego coast where low flow rates did not produce sufficient discharge to flush the lagoons they fed (Buena Vista, Agua Hedionda, Batiquitos, and San Elijo lagoons) (Byrd 1998). Drainages along the northern and southern San Diego coastline were larger and flushed the coastal hydrological features they fed, keeping them open to the ocean and allowing for continued human exploitation (Byrd 1998). Peñasquitos Lagoon exhibits dates as late as 2,355 YBP (Smith and Moriarty 1985) and San Diego Bay showed continuous occupation until the close of the Milling Stone Horizon (Gallegos and Kyle 1988). Additionally, data from several drainages in U.S. Marine Corps Base Camp Pendleton indicate a continued occupation of shell midden sites until the close of the period, indicating that coastal sites were not entirely abandoned during this time (Byrd 1998).

By 5,000 YBP, an inland expression of the La Jolla Complex is evident in the archaeological record, exhibiting influences from the Campbell Tradition from the north. These inland Milling Stone Horizon sites have been termed “Pauma Complex” (Meighan 1954; True 1958; Warren et al. 1961). By definition, Pauma Complex sites share a predominance of grinding implements (manos and metates), lack mollusk remains, have greater tool variety (including atlatl dart points, quarry-based tools, and crescentics), and seem to express a more sedentary lifestyle with a subsistence economy based upon the use of a broad variety of terrestrial resources. Although originally viewed as a separate culture from the coastal La Jolla Complex (True 1980), it appears that these inland sites may be part of a subsistence and settlement system utilized by the coastal peoples. Evidence from the 4S Ranch Project in inland San Diego County suggests that these inland sites may represent seasonal components within an annual subsistence round by La Jolla Complex populations (Raven-Jennings et al. 1996). Including both coastal and inland sites of this time period in discussions of the Encinitas Tradition, therefore, provides a more complete appraisal of the settlement and subsistence system exhibited by this cultural complex.

More recent work by Mark Sutton has identified a more localized complex known as the Greven Knoll Complex. The Greven Knoll Complex is a redefined northern inland expression of the Encinitas Tradition first put forth by Mark Sutton and Jill Gardner (2010). Sutton and Gardner (2010:25) state that “[t]he early millingstone archaeological record in the northern portion of the interior southern California was not formally named but was often referred to as ‘Inland Millingstone,’ ‘Encinitas,’ or even ‘Topanga.’” Therefore, they proposed that all expressions of the inland Milling Stone in southern California north of San Diego County be grouped together in the Greven Knoll Complex.

The Greven Knoll Complex, as postulated by Sutton and Gardner (2010), is broken into three phases and obtained its name from the type-site Greven Knoll located in Yucaipa, California. Presently, the Greven Knoll Site is part of the Yucaipa’t Site (SBR-1000) and was combined with the adjacent Simpson Site. Excavations at Greven Knoll recovered manos, metates, projectile points, discoidal cogged stones, and a flexed inhumation with a possible cremation (Kowta

1969:39). It is believed that the Greven Knoll Site was occupied between 5,000 and 3,500 YBP. The Simpson Site contained mortars, pestles, side-notched points, and stone and shell beads. Based upon the data recovered at these sites, Kowta (1969:39) suggested that “coastal Milling Stone Complexes extended to and interdigitated with the desert Pinto Basin Complex in the vicinity of the Cajon Pass.”

Phase I of the Greven Knoll Complex is generally dominated by the presence of manos and metates, core tools, hammerstones, large dart points, flexed inhumations, and occasional cremations. Mortars and pestles are absent from this early phase, and the subsistence economy emphasized hunting. Sutton and Gardner (2010:26) propose that the similarity of the material culture of Greven Knoll Phase I and that found in the Mojave Desert at Pinto Period sites indicates that the Greven Knoll Complex was influenced by neighbors to the north at that time. Accordingly, Sutton and Gardner (2010) believe that Greven Knoll Phase I may have appeared as early as 9,400 YBP and lasted until about 4,000 YBP.

Greven Knoll Phase II is associated with a period between 4,000 and 3,000 YBP. Artifacts common to Greven Knoll Phase II include manos and metates, Elko points, core tools, and discoidals. Pestles and mortars are present; however, they are only represented in small numbers. Finally, there is an emphasis upon hunting and gathering for subsistence (Sutton and Gardner 2010:8).

Greven Knoll Phase III includes manos, metates, Elko points, scraper planes, choppers, hammerstones, and discoidals. Again, small numbers of mortars and pestles are present. Greven Knoll Phase III spans from approximately 3,000 to 1,000 YBP and shows a reliance upon seeds and yucca. Hunting is still important, but bones seem to have been processed to obtain bone grease more often in this later phase (Sutton and Gardner 2010:8).

The shifts in food processing technologies during each of these phases indicate a change in subsistence strategies; although people were still hunting for large game, plant-based foods eventually became the primary dietary resource (Sutton 2011a). Sutton’s (2011b) argument posits that the development of mortars and pestles during the middle Holocene can be attributed to the year-round exploitation of acorns as a main dietary provision. Additionally, the warmer and drier climate may have been responsible for groups from the east moving toward coastal populations, which is archaeologically represented by the interchange of coastal and eastern cultural traits (Sutton 2011a).

3.2.4 Late Prehistoric Period (Late Holocene: 1,300 YBP to 1790)

Many Luiseño hold the world view that, as a population, they were created in southern California. Archaeological and anthropological data, however, proposes a scientific/archaeological perspective suggesting that, at approximately 1,350 YBP, Takic-speaking groups from the Great Basin region moved into Riverside County, marking the transition to the Late Prehistoric Period. An analysis of the Takic expansion by Sutton (2009) indicates that inland southern California was occupied by “proto-Yuman” populations before 1,000 YBP. The comprehensive, multi-phase model offered by Sutton (2009) employs linguistic, ethnographic,

archaeological, and biological data to solidify a reasonable argument for population replacement of Takic groups to the north by Penutians (Laylander 1985). As a result, it is believed that Takic expansion occurred starting around 3,500 YBP moving toward southern California, with the Gabrielino language diffusing south into neighboring Yuman (Hokan) groups around 1,500 to 1,000 YBP, possibly resulting in the Luiseño dialect.

Based upon Sutton's model, the final Takic expansion would not have occurred until about 1,000 YBP, resulting in Vanyume, Serrano, Cahuilla, and Cupeño dialects. The model suggests that the Luiseño did not simply replace Hokan speakers, but were rather a northern San Diego County/southern Riverside County Yuman population who adopted the Takic language. This period is characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, technological innovations. Technological developments during this period included the introduction of the bow and arrow between A.D. 400 and 600 and the introduction of ceramics. Atlatl darts were replaced by smaller arrow darts, including Cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far-reaching as the Colorado River Basin and cremation of the dead.

3.2.5 Protohistoric Period (Late Holocene: 1790 to Present)

Ethnohistoric and ethnographic evidence indicates that three Takic-speaking groups occupied portions of Riverside County: the Cahuilla, the Gabrielino, and the Luiseño. The geographic boundaries between these groups in pre- and proto-historic times are difficult to place, but the project is located well within the borders of ethnographic Luiseño territory. This group was a seasonal hunting and gathering people with cultural elements that were very distinct from Archaic Period peoples. These distinctions include cremation of the dead, the use of the bow and arrow, and exploitation of the acorn as a main food staple (Moratto 1984). Along the coast, the Luiseño made use of available marine resources by fishing and collecting mollusks for food. Seasonally available terrestrial resources, including acorns and game, were also sources of nourishment for Luiseño groups. Elaborate kinship and clan systems between the Luiseño and other groups facilitated a wide-reaching trade network that included trade of Obsidian Butte obsidian and other resources from the eastern deserts, as well as steatite from the Channel Islands.

According to Charles Handley (1967), the primary settlements of Late Prehistoric Luiseño Indians in the San Jacinto Plain were represented by Ivah and Soboba near Soboba Springs, Jusipah near the town of San Jacinto, Ararah in Webster's Canyon en route to Idyllwild, Pahsitha near Big Springs Ranch southeast of Hemet, and Corova in Castillo Canyon. These locations share features such as the availability of food and water resources. Features of this land use include petroglyphs and pictographs, as well as widespread milling, which is evident in bedrock and portable implements. Groups in the vicinity of the project, neighboring the Luiseño, include the Cahuilla and the Gabrielino. Ethnographic data for the three groups is presented below.

Luißeño: An Archaeological and Ethnographic Perspective

When contacted by the Spanish in the sixteenth century, the Luißeño occupied a territory bounded on the west by the Pacific Ocean, on the east by the Peninsular Ranges mountains at San Jacinto (including Palomar Mountain to the south and Santiago Peak to the north), on the south by Agua Hedionda Lagoon, and on the north by Aliso Creek in present-day San Juan Capistrano. The Luißeño were a Takic-speaking people more closely related linguistically and ethnographically to the Cahuilla, Gabrielino, and Cupeño to the north and east rather than the Kumeyaay who occupied territory to the south. The Luißeño differed from their neighboring Takic speakers in having an extensive proliferation of social statuses, a system of ruling families that provided ethnic cohesion within the territory, a distinct worldview that stemmed from the use of datura (a hallucinogen), and an elaborate religion that included the creation of sacred sand paintings depicting the deity Chingichngish (Bean and Shipek 1978; Kroeber 1976).

Subsistence and Settlement

The Luißeño occupied sedentary villages most often located in sheltered areas in valley bottoms, along streams, or along coastal strands near mountain ranges. Villages were located near water sources to facilitate acorn leaching and in areas that offered thermal and defensive protection. Villages were comprised of areas that were publicly and privately (by family) owned. Publicly owned areas included trails, temporary campsites, hunting areas, and quarry sites. Inland groups had fishing and gathering sites along the coast that were intensively used from January to March when inland food resources were scarce. During October and November, most of the village would relocate to mountain oak groves to harvest acorns. The Luißeño remained at village sites for the remainder of the year, where food resources were within a day's travel (Bean and Shipek 1978; Kroeber 1976).

The most important food source for the Luißeño was the acorn, six different species of which were used (*Quercus californica*, *Quercus agrifolia*, *Quercus chrysolepis*, *Quercus dumosa*, *Quercus engelmannii*, and *Quercus wislizenii*). Seeds, particularly of grasses, flowering plants, and mints, were also heavily exploited. Seed-bearing species were encouraged through controlled burns, which were conducted at least every third year. A variety of other stems, leaves, shoots, bulbs, roots, and fruits were also collected. Hunting augmented this vegetal diet. Animal species taken included deer, rabbit, hare, woodrat, ground squirrel, antelope, quail, duck, freshwater fish from mountain streams, marine mammals, and other sea creatures such as fish, crustaceans, and mollusks (particularly abalone, or *Haliotis* sp.). In addition, a variety of snakes, small birds, and rodents were eaten (Bean and Shipek 1978; Kroeber 1976).

Social Organization

Social groups within the Luißeño nation consisted of patrilinear families or clans, which were politically and economically autonomous. Several clans comprised a religious party, or nota, which was headed by a chief who organized ceremonies and controlled economics and warfare. The chief had assistants who specialized in particular aspects of ceremonial or environmental

knowledge and who, with the chief, were part of a religion-based social group with special access to supernatural power, particularly that of Chingichngish. The positions of chief and assistants were hereditary, and the complexity and multiplicity of these specialists' roles likely increased in coastal and larger inland villages (Bean and Shipek 1978; Kroeber 1976; Strong 1929).

Marriages were arranged by the parents, often made to forge alliances between lineages. Useful alliances included those between groups of differing ecological niches and those that resulted in territorial expansion. Residence was patrilocal (Bean and Shipek 1978; Kroeber 1976). Women were primarily responsible for plant gathering and men principally hunted but, at times, particularly during acorn and marine mollusk harvests, there was no division of labor. Elderly women cared for children and elderly men participated in rituals, ceremonies, and political affairs. They were also responsible for manufacturing hunting and ritual implements. Children were taught subsistence skills at the earliest age possible (Bean and Shipek 1978; Kroeber 1976).

Material Culture

House structures were conical, partially subterranean, and thatched with reeds, brush, or bark. Ramadas were rectangular, protected workplaces for domestic chores such as cooking. Ceremonial sweathouses were important in purification rituals; these were round and partially subterranean thatched structures covered with a layer of mud. Another ceremonial structure was the wámkis (located in the center of the village, serving as the place of rituals), where sand paintings and other rituals associated with the Chingichngish religious group were performed (Bean and Shipek 1978; Kroeber 1976).

Clothing was minimal; women wore a cedar-bark and netted twine double apron and men wore a waist cord. In cold weather, cloaks or robes of rabbit fur, deerskin, or sea otter fur were worn by both sexes. Footwear included deerskin moccasins and sandals fashioned from yucca fibers. Adornments included bead necklaces and pendants made of bone, clay, stone, shell, bear claw, mica, deer hooves, and abalone shell. Men wore ear and nose piercings made from cane or bone, which were sometimes decorated with beads. Other adornments were commonly decorated with semiprecious stones including quartz, topaz, garnet, opal, opalite, agate, and jasper (Bean and Shipek 1978; Kroeber 1976).

Hunting implements included the bow and arrow. Arrows were tipped with either a carved, fire-hardened wood tip or a lithic point, usually fashioned from locally available metavolcanic material or quartz. Throwing sticks fashioned from wood were used in hunting small game, while deer head decoys were used during deer hunts. Coastal groups fashioned dugout canoes for nearshore fishing and harvested fish with seines, nets, traps, and hooks made of bone or abalone shell (Bean and Shipek 1978; Kroeber 1976).

The Luiseño had a well-developed basket industry. Baskets were used in resource gathering, food preparation, storage, and food serving. Ceramic containers were shaped by paddle and anvil and fired in shallow, open pits to be used for food storage, cooking, and serving. Other utensils included wood implements, steatite bowls, and ground stone manos, metates, mortars, and pestles (Bean and Shipek 1978; Kroeber 1976). Additional tools such as knives, scrapers,

choppers, awls, and drills were also used. Shamanistic items include soapstone or clay smoking pipes and crystals made of quartz or tourmaline (Bean and Shipek 1978; Kroeber 1976).

Cahuilla: An Archaeological and Ethnographic Perspective

At the time of Spanish contact in the sixteenth century, the Cahuilla occupied territory that included the San Bernardino Mountains, Orocopia Mountain, and the Chocolate Mountains to the west, Salton Sea and Borrego Springs to the south, Palomar Mountain and Lake Mathews to the west, and the Santa Ana River to the north. The Cahuilla are a Takic-speaking people closely related to their Gabrielino and Luiseño neighbors, although relations with the Gabrielino were more intense than with the Luiseño. They differ from the Luiseño and Gabrielino in that their religion is more similar to the Mohave tribes of the eastern deserts than the Chingichngish religious group of the Luiseño and Gabrielino. The following is a summary of ethnographic data regarding this group (Bean 1978; Kroeber 1976).

Subsistence and Settlement

Cahuilla villages were typically permanent and located on low terraces within canyons in proximity to water sources. These locations proved to be rich in food resources and also afforded protection from prevailing winds. Villages had areas that were publicly owned and areas that were privately owned by clans, families, or individuals. Each village was associated with a particular lineage and series of sacred sites that included unique petroglyphs and pictographs. Villages were occupied throughout the year; however, during a several-week period in the fall, most of the village members relocated to mountain oak groves to take part in acorn harvesting (Bean 1978; Kroeber 1976).

The Cahuilla's use of plant resources is well documented. Plant foods harvested by the Cahuilla included valley oak acorns and single-leaf pinyon pine nuts. Other important plant species included bean and screw mesquite, agave, Mohave yucca, cacti, palm, chia, quail brush, yellowray goldfield, goosefoot, manzanita, catsclaw, desert lily, mariposa lily, and a number of other species such as grass seed. A number of agricultural domesticates were acquired from the Colorado River tribes including corn, bean, squash, and melon grown in limited amounts. Animal species taken included deer, bighorn sheep, pronghorn antelope, rabbit, hare, rat, quail, dove, duck, roadrunner, and a variety of rodents, reptiles, fish, and insects (Bean 1978; Kroeber 1976).

Social Organization

The Cahuilla was not a political nation, but rather a cultural nationality with a common language. Two non-political, non-territorial patrimoieties were recognized: the Wildcats (túktem) and the Coyotes (?ístam). Lineage and kinship were memorized at a young age among the Cahuilla, providing a backdrop for political relationships. Clans were comprised of three to 10 lineages; each lineage owned a village site and specific resource areas. Lineages within a clan cooperated in subsistence activities, defense, and rituals (Bean 1978; Kroeber 1976).

A system of ceremonial hierarchy operated within each lineage. The hierarchy included

the lineage leader, who was responsible for leading subsistence activities, guarding the sacred bundle, and negotiating with other lineage leaders in matters concerning land use, boundary disputes, marriage arrangements, trade, warfare, and ceremonies. The ceremonial assistant to the lineage leader was responsible for organizing ceremonies. A ceremonial singer possessed and performed songs at rituals and trained assistant singers. The shaman cured illnesses through supernatural powers, controlled natural phenomena, and was the guardian of ceremonies, keeping evil spirits away. The diviner was responsible for finding lost objects, telling future events, and locating game and other food resources. Doctors were usually older women who cured various ailments and illnesses with their knowledge of medicinal herbs. Finally, certain Cahuilla specialized as traders, who ranged as far west as Santa Catalina and as far east as the Gila River (Bean 1978; Kroeber 1976).

Marriages were arranged by parents from opposite moieties. When a child was born, an alliance formed between the families, which included frequent reciprocal exchanges. The Cahuilla kinship system extended to relatives within five generations. Important economic decisions, primarily the distribution of goods, operated within this kinship system (Bean 1978; Kroeber 1976).

Material Culture

Cahuilla houses were dome-shaped or rectangular, thatched structures. The home of the lineage leader was the largest, located near the ceremonial house with the best access to water. Other structures within the village included the men's sweathouse and granaries (Bean 1978; Kroeber 1976).

Cahuilla clothing, like other groups in the area, was minimal. Men typically wore a loincloth and sandals; women wore skirts made from mesquite bark, animal skin, or tules. Babies wore mesquite bark diapers. Rabbit skin cloaks were worn in cold weather (Bean 1978; Kroeber 1976).

Hunting implements included the bow and arrow, throwing sticks, and clubs. Grinding tools used in food processing included manos, metates, and wood mortars. The Cahuilla were known to use long grinding implements made from wood to process mesquite beans; the mortar was typically a hollowed log buried in the ground. Other tools included steatite arrow shaft straighteners (Bean 1978; Kroeber 1976).

Baskets were made from rush, deer grass, and skunkbrush. Different species and leaves were chosen for different colors in the basket design. Coiled-ware baskets were either flat (for plates, trays, or winnowing), bowl-shaped (for food serving), deep, inverted, and cone-shaped (for transporting), or rounded and flat-bottomed for storing utensils and personal items (Bean 1978; Kroeber 1976).

Cahuilla pottery was made from a thin, red-colored ceramic ware that was often painted and incised. Four basic vessel types are known for the Cahuilla: small-mouthed jars, cooking pots, bowls, and dishes. Additionally, smoking pipes and flutes were fashioned from ceramic (Bean 1978; Kroeber 1976).

Gabrielino: An Archaeological and Ethnographic Perspective

The territory of the Gabrielino at the time of Spanish contact covers much of present-day Los Angeles and Orange counties. The southern extent of this culture area is bounded by Aliso Creek, the eastern extent is located east of present-day San Bernardino along the Santa Ana River, the northern extent includes the San Fernando Valley, and the western extent includes portions of the Santa Monica Mountains. The Gabrielino also occupied several Channel Islands including Santa Barbara Island, Santa Catalina Island, San Nicholas Island, and San Clemente Island. Because of their access to certain resources, including a steatite source from Santa Catalina Island, this group was among the wealthiest and most populous aboriginal groups in all of southern California. Trade of materials and resources controlled by the Gabrielino extended as far north as the San Joaquin Valley, as far east as the Colorado River, and as far south as Baja California (Bean and Smith 1978; Kroeber 1976).

Subsistence and Settlement

The Gabrielino lived in permanent villages and occupied smaller resource-gathering camps at various times of the year depending upon the seasonality of the resource. Larger villages were comprised of several families or clans, while smaller, seasonal camps typically housed smaller family units. The coastal area between San Pedro and Topanga Canyon was the location of primary subsistence villages, while secondary sites were located near inland sage stands, oak groves, and pine forests. Permanent villages were located along rivers and streams and in sheltered areas along the coast. As previously mentioned, the Channel Islands were also the locations of relatively large settlements (Bean and Smith 1978; Kroeber 1976).

Resources procured along the coast and on the islands were primarily marine in nature and included tuna, swordfish, ray, shark, California sea lion, Stellar sea lion, harbor seal, northern elephant seal, sea otter, dolphin, porpoise, various waterfowl species, numerous fish species, purple sea urchin, and mollusks such as rock scallop, California mussel, and limpet. Inland resources included oak acorn, pine nut, Mohave yucca, cacti, sage, grass nut, deer, rabbit, hare, rodent, quail, duck, and a variety of reptiles such as western pond turtle and numerous snake species (Bean and Smith 1978; Kroeber 1976).

Social Organization

Little is known about the social structure of the Gabrielino; however, there appears to have been at least three social classes: 1) the elite, which included the rich, chiefs, and their immediate family; 2) a middle class, which included people of relatively high economic status or long-established lineages; and 3) a class of people that included most other individuals in the society. Villages were politically autonomous units comprised of several lineages. During times of the year when certain seasonal resources were available, the village would divide into lineage groups and move out to exploit them, returning to the village between forays (Bean and Smith 1978; Kroeber 1976).

Each lineage had its own leader, with the village chief coming from the dominant lineage.

Several villages might be allied under a paramount chief. Chiefly positions were of an ascribed status, most often passed to the eldest son. Chiefly duties included providing village cohesion, leading warfare and peace negotiations with other groups, collecting tribute from the village(s) under his jurisdiction, and arbitrating disputes within the village(s). The status of the chief was legitimized by his safekeeping of the sacred bundle, a representation of the link between the material and spiritual realms and the embodiment of power (Bean and Smith 1978; Kroeber 1976).

Shamans were leaders in the spirit realm. The duties of the shaman included conducting healing and curing ceremonies, guarding the sacred bundle, locating lost items, identifying and collecting poisons for arrows, and making rain (Bean and Smith 1978; Kroeber 1976).

Marriages were made between individuals of equal social status and, in the case of powerful lineages, marriages were arranged to establish political ties between the lineages (Bean and Smith 1978; Kroeber 1976).

Men conducted the majority of the heavy labor, hunting, fishing, and trading with other groups. Women's duties included gathering and preparing plant and animal resources, and making baskets, pots, and clothing (Bean and Smith 1978; Kroeber 1976).

Material Culture

Gabrielino houses were domed, circular structures made of thatched vegetation. Houses varied in size and could house from one to several families. Sweathouses (semicircular, earth-covered buildings) were public structures used in male social ceremonies. Other structures included menstrual huts and a ceremonial structure called a yuvar, an open-air structure built near the chief's house (Bean and Smith 1978; Kroeber 1976).

Clothing was minimal; men and children most often went naked, while women wore deerskin or bark aprons. In cold weather, deerskin, rabbit fur, or bird skin (with feathers intact) cloaks were worn. Island and coastal groups used sea otter fur for cloaks. In areas of rough terrain, yucca fiber sandals were worn. Women often used red ochre on their faces and skin for adornment or protection from the sun. Adornment items included feathers, fur, shells, and beads (Bean and Smith 1978; Kroeber 1976).

Hunting implements included wood clubs, sinew-backed bows, slings, and throwing clubs. Maritime implements included rafts, harpoons, spears, hook and line, and nets. A variety of other tools included deer scapulae saws, bone and shell needles, bone awls, scrapers, bone or shell flakers, wedges, stone knives and drills, metates, mullers, manos, shell spoons, bark platters, and wood paddles and bowls. Baskets were made from rush, deer grass, and skunkbush. Baskets were fashioned for hoppers, plates, trays, and winnowers for leaching, straining, and gathering. Baskets were also used for storing, preparing, and serving food, and for keeping personal and ceremonial items (Bean and Smith 1978; Kroeber 1976).

The Gabrielino had exclusive access to soapstone, or steatite, procured from Santa Catalina Island quarries. This highly prized material was used for making pipes, animal carvings, ritual objects, ornaments, and cooking utensils. The Gabrielino profited well from trading steatite since

it was valued so much by groups throughout southern California (Bean and Smith 1978; Kroeber 1976).

3.2.6 Ethnohistoric Period (1769 to Present)

Traditionally, the history of the state of California has been divided into three general periods: the Spanish Period (1769 to 1821), the Mexican Period (1822 to 1846), and the American Period (1848 to present) (Caughey 1970). The American Period is often further subdivided into additional phases: the nineteenth century (1848 to 1900), the early twentieth century (1900 to 1950), and the Modern Period (1950 to present). From an archaeological standpoint, all of these phases can be referred to together as the Ethnohistoric Period. This provides a valuable tool for archaeologists, as ethnohistory is directly concerned with the study of indigenous or non-Western peoples from a combined historical/anthropological viewpoint, which employs written documents, oral narrative, material culture, and ethnographic data for analysis.

European exploration along the California coast began in 1542 with the landing of Juan Rodríguez Cabrillo and his men at San Diego Bay. Sixty years after the Cabrillo expeditions, an expedition under Sebastián Vizcaíno made an extensive and thorough exploration of the Pacific coast. Although the voyage did not extend beyond the northern limits of the Cabrillo track, Vizcaíno had the most lasting effect upon the nomenclature of the coast. Many of his place names have survived, whereas practically every one of the names created by Cabrillo have faded from use. For instance, Cabrillo named the first (now) United States port he stopped at “San Miguel”; 60 years later, Vizcaíno changed it to “San Diego” (Rolle 1969). The early European voyages observed Native Americans living in villages along the coast but did not make any substantial, long-lasting impact. At the time of contact, the Luiseño population was estimated to have ranged from 4,000 to as many as 10,000 individuals (Bean and Shippek 1978; Kroeber 1976).

The historic background of the project area began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region (Brigandi 1998). As a result, by the late eighteenth century, a large portion of southern California was overseen by Mission San Luis Rey (San Diego County), Mission San Juan Capistrano (Orange County), and Mission San Gabriel (Los Angeles County), who began colonization the region and surrounding areas (Chapman 1921).

Up until this time, the only known way to feasibly travel from Sonora to Alta California was by sea. In 1774, Juan Bautista de Anza, an army captain at Tubac, requested and was given permission by the governor of the Mexican State of Sonora to establish an overland route from Sonora to Monterey (Chapman 1921). In doing so, Juan Bautista de Anza passed through Riverside County and described the area in writing for the first time (Caughey 1970; Chapman 1921). In 1797, Father Fermín de Lasuén (of Mission San Diego de Alcalá), Father Norberto de Santiago, and Corporal Pedro Lisalde (of Mission San Juan Capistrano) led an expedition through southwestern Riverside County in search of a new mission site to establish a presence between

San Diego and San Juan Capistrano (Engelhardt 1921). Their efforts ultimately resulted in the establishment of Mission San Luis Rey in Oceanside, California.

Each mission gained power through the support of a large, subjugated Native American workforce. As the missions grew, livestock holdings increased and became increasingly vulnerable to theft. In order to protect their interests, the southern California missions began to expand inland to try and provide additional security (Beattie and Beattie 1939; Caughey 1970). In order to meet their needs, the Spaniards embarked on a formal expedition in 1806 to find potential locations within what is now the San Bernardino Valley. As a result, by 1810, Father Francisco Dumetz of Mission San Gabriel had succeeded in establishing a religious site, or capilla, at a Cahuilla rancheria called Guachama (Beattie and Beattie 1939). San Bernardino Valley received its name from this site, which was dedicated to San Bernardino de Siena by Father Dumetz. The Guachama rancheria was located in present-day Bryn Mawr in San Bernardino County.

These early colonization efforts were followed by the establishment of estancias at Puente (circa 1816) and San Bernardino (circa 1819) near Guachama (Beattie and Beattie 1939). These efforts were soon mirrored by the Spaniards from Mission San Luis Rey, who in turn established a presence in what is now Lake Elsinore, Temecula, and Murrieta (Chapman 1921). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1961). Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).

Mexico achieved independence from Spain in 1822 and became a federal republic in 1824. As a result, both Baja and Alta California became classified as territories (Rolle 1969). Shortly thereafter, the Mexican Republic sought to grant large tracts of private land to its citizens to begin to encourage immigration to California and to establish its presence in the region. Part of the establishment of power and control included the desecularization of the missions circa 1832. These same missions were also located on some of the most fertile land in California and, as a result, were considered highly valuable. The resulting land grants, known as “ranchos,” covered expansive portions of California and, by 1846, more than 600 land grants had been issued by the Mexican government. Rancho Jurupa was the first rancho to be established and was issued to Juan Bandini in 1838. Although Bandini primarily resided in San Diego, Rancho Jurupa was located in what is now Riverside County (Pourade 1963). A review of Riverside County place names quickly illustrates that many of the ranchos in Riverside County lent their names to present-day locations, including Jurupa, El Rincon, La Sierra, El Sobrante de San Jacinto, La Laguna (Lake Elsinore), Santa Rosa, Temecula, Pauba, San Jacinto Nuevo y Potrero, and San Jacinto Viejo (Gunther 1984). As was typical of many ranchos, these were all located in the valley environments within western Riverside County.

The treatment of Native Americans grew worse during the Rancho Period. Most of the Native Americans were forced off of their land or put to work on the now privately-owned ranchos, most often as slave labor. In light of the brutal ranchos, the degree to which Native Americans had become dependent upon the mission system is evident when, in 1838, a group of Native

Americans from Mission San Luis Rey petitioned government officials in San Diego to relieve suffering at the hands of the rancheros:

We have suffered incalculable losses, for some of which we are in part to be blamed for because many of us have abandoned the Mission ... We plead and beseech you ... to grant us a Rev. Father for this place. We have been accustomed to the Rev. Fathers and to their manner of managing the duties. We labored under their intelligent directions, and we were obedient to the Fathers according to the regulations, because we considered it as good for us. (Brigandi 1998:21)

Native American culture had been disrupted to the point where they could no longer rely upon prehistoric subsistence and social patterns. Not only does this illustrate how dependent the Native Americans had become upon the missionaries, but it also indicates a marked contrast in the way the Spanish treated the Native Americans compared to the Mexican and United States ranchers. Spanish colonialism (missions) is based upon utilizing human resources while integrating them into their society. The Mexican and American ranchers did not accept Native Americans into their social order and used them specifically for the extraction of labor, resources, and profit. Rather than being incorporated, they were either subjugated or exterminated (Cook 1976).

By 1846, tensions between the United States and Mexico had escalated to the point of war (Rolle 1969). In order to reach a peaceful agreement, the Treaty of Guadalupe Hidalgo was put into effect in 1848, which resulted in the annexation of California to the United States. Once California opened to the United States, waves of settlers moved in searching for gold mines, business opportunities, political opportunities, religious freedom, and adventure (Rolle 1969; Caughey 1970). By 1850, California had become a state and was eventually divided into 27 separate counties. While a much larger population was now settling in California, this was primarily in the central valley, San Francisco, and the Gold Rush region of the Sierra Nevada mountain range (Rolle 1969; Caughey 1970). During this time, southern California grew at a much slower pace than northern California and was still dominated by the cattle industry that was established during the earlier rancho period. However, by 1859, the first United States Post Office in what would eventually become Riverside County was set up at John Magee's store on the Temecula Rancho (Gunther 1984).

During the same decade, circa 1852, the Native Americans of southern Riverside County, including the Luiseño and the Cahuilla, thought they had signed a treaty resulting in their ownership of all lands from Temecula to Aguanga east to the desert, including the San Jacinto Valley and the San Gorgonio Pass. The Temecula Treaty also included food and clothing provisions for the Native Americans. However, Congress never ratified these treaties, and the promise of one large reservation was rescinded (Brigandi 1998).

With the completion of the Southern Pacific Railroad in 1869, southern California saw its first major population expansion. The population boom continued circa 1874 with the completion

of connections between the Southern Pacific Railroad in Sacramento to the transcontinental Central Pacific Railroad in Los Angeles (Rolle 1969; Caughey 1970). The population influx brought farmers, land speculators, and prospective developers to the region. As the Jurupa area became more and more populated, circa 1870, Judge John Wesley North and a group of associates founded the city of Riverside on part of the former rancho.

Although the first orange trees were planted in Riverside County circa 1871, it was not until a few years later when a small number of Brazilian navel orange trees were established that the citrus industry truly began in the region (Patterson 1971). The Brazilian navel orange was well suited to the climate of Riverside County and thrived with assistance from several extensive irrigation projects. By the late 1880s and early 1890s, there was growing discontent between Riverside and San Bernardino, its neighbor 10 miles to the north, due to differences in opinion concerning religion, morality, the Civil War, politics, and fierce competition to attract settlers. After a series of instances in which charges were claimed about unfair use of tax monies to the benefit of only the city of San Bernardino, several people from Riverside decided to investigate the possibility of a new county. In May of 1893, voters living within portions of San Bernardino County (to the north) and San Diego County (to the south) approved the formation of Riverside County. At the close of 1882, an estimated half a million citrus trees were present in California. It is estimated that nearly half of the citrus tree population was in Riverside County. Population growth and 1880s tax revenue from the booming citrus industry prompted the official formation of Riverside County in 1893 out of portions of what was once San Bernardino County (Patterson 1971). In the decades that followed, populations spread throughout the county. However, a significant portion of the county remained largely agricultural well into the 1970s (Patterson 1971).

History of the City of Moreno Valley

The “Town of Moreno was founded” in 1890 (P&D Consultants 2006) through the efforts of “Frank E. Brown, a civil engineer and co-founder of Redlands ... His water company [the Bear Valley Land and Water Company] built a pipeline to bring water to the area from Bear Valley in 1891. He and other investors plotted out acres of the valley for growing citrus, grapes and other fruit” (Ghori 2014). Due to Brown’s involvement, the town’s “name came from the Spanish word for Brown: *moreno*” (Ghori 2014). Due to “the absence of a reliable water supply,” many residents moved away (P&D Consultants 2006). “By 1901, few people resided in the Moreno Valley, and those who remained turned primarily to the dry farming of hay, grain, and grapes” (City of Moreno Valley 2019). “Neighboring townships, Sunnymead and Edgemont, were more successful and established rural communities drawing on well water” (P&D Consultants 2006).

In 1918, Alessandro Aviation Field, which later became March Air Field and eventually March Air Reserve Base, was constructed “on the Alessandro Plain. The construction helped the community’s growth soar a second time in the following decades” (Ghori 2014). “The military airfield was originally built on 640 acres of land purchased primarily from the Hendrick Ranch. March was established at a time when the United States was anticipating entry into World War I and was rushing to build up its military forces” (City of Moreno Valley 2019).

Sunnymead, Edgemont, and Moreno “finally incorporated into the City of Moreno Valley in 1984, with a population of nearly 47,000” (P&D Consultants 2006); the city of Moreno Valley’s population then grew to 100,000 by 1990 (Ghori 2014). Beginning in the 1970s and 1980s, Moreno Valley experienced a transition from rural enterprises to urbanization, which included the construction of housing developments and recreation opportunities such as the Riverside International Raceway and the Lake Perris Recreation Area (City of Moreno Valley 2019).

3.3 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of Riverside County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in CEQA provide the guidance for making such a determination. The following sections detail the CEQA criteria that a resource must meet in order to be determined important.

3.3.1 California Environmental Quality Act

According to CEQA (§15064.5a), the term “historical resource” includes the following:

- 1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (CRHR) (Public Resources Code [PRC] SS5024.1, Title 14 CCR, Section 4850 et seq.).
- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC, or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the CRHR (PRC SS5024.1, Title 14, Section 4852) including the following:
 - a) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
 - b) Is associated with the lives of persons important in our past;
 - c) Embodies the distinctive characteristics of a type, period, region, or method

- of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - d) Has yielded, or may be likely to yield, information important in prehistory or history.
- 4) The fact that a resource is not listed in, or determined eligible for listing in, the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the PRC), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the PRC) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

- 1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- 2) The significance of an historical resource is materially impaired when a project:
 - a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR;
 - b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant;
 - c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the PRC, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the PRC do not apply.
3. If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21803.2 of the PRC, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in PRC Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or Environmental Impact Report, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Section 15064.5 (d) and (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

- (d) When an initial study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC, as provided in PRC SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:
 - 1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5)
 - 2) The requirement of CEQA and the Coastal Act.

3.4 Research Design

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project area through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is the western portion of Riverside County and the western portion of the city of Moreno Valley. The scope of work for the archaeological program conducted for the Bay & Day Commerce Center Project included the survey of three lots: one 6.64-acre property (Lot 1), one

0.77-acre property (Lot 2), and one 2.29-acre property (Lot 3). Given the area involved in this Phase I survey, the research design for this project was limited and general in nature. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal here is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of the resource to address regional research topics and issues.

Although survey-level investigations are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources. The following research questions take into account the size and location of the project area discussed above.

Research Questions

- Can located cultural resources be situated with a specific time period, population, or individual?
- Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do the located sites compare to others reported from different surveys conducted in the area?
- How do the located sites fit existing models of settlement and subsistence for valley environments of the region?

Data Needs

At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project area occupants. Therefore, adequate information on site function, context, and chronology from an archaeological perspective is essential for the investigation. The fieldwork and archival research were undertaken with these primary research goals in mind:

- 1) To identify cultural resources occurring within the project area;
- 2) To determine, if possible, site type and function, context of the deposit, and chronological placement of each cultural resource identified;
- 3) To place each cultural resource identified within a regional perspective; and
- 4) To provide recommendations for the treatment of each of the cultural resources identified.

4.0 METHODOLOGY

The cultural resources assessment conducted for the Bay & Day Commerce Center Project consisted of a reconnaissance of the property by qualified archaeologists and an institutional records search. This archaeological study conformed to City of Moreno Valley environmental guidelines and the statutory requirements of CEQA were followed in evaluating potential impacts.

4.1 Field Methodology

The cultural resources survey of the project was conducted on June 14, 2021, and July 18, 2023. The reconnaissance of the property consisted of an intensive survey using a series of parallel transects spaced at approximately 10-meter intervals. Nearly 100 percent of the ground surface of Lots 1 and 2 were visible during the survey due to recent disking, and no constraints were encountered. The north section of Lot 3 included the housing development and was not accessible due to fencing and vegetation. The south section of Lot 3 was accessible and ground visibility was limited due to small pockets of vegetation and areas of cut grass. Digital photographs were taken to document project conditions during the survey (see Section 5.2).

4.2 Records Search

An archaeological records search for the property was conducted by BFSA utilizing data from the EIC at UCR for an area of one mile surrounding the project in order to determine the presence of any previously recorded sites. Results of the records search are provided in Appendix C and discussed in Section 5.1. Land patent records held by the Bureau of Land Management (BLM) and accessible through the BLM General Land Office (GLO) website and historical aerial photographs were also reviewed for pertinent project information. In addition, the BFSA research library was consulted for any relevant historical information.

4.3 Report Preparation and Recordation

This report contains information regarding previous studies, statutory requirements for the project, and a brief description of the setting, research methods employed, and the overall results of the survey program. The report includes all appropriate illustrations and tabular information needed to make a complete and comprehensive presentation of these activities, including the methodologies employed and the personnel involved. A copy of this report will be placed at the EIC at UCR. Any newly recorded sites or sites requiring updated information will be recorded on the appropriate Department of Parks and Recreation (DPR) forms, which will be filed with the EIC.

4.4 Native American Consultation

BFSA requested a review of the SLF by the NAHC on June 14, 2021, to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one mile of the project. The NAHC SLF search did not indicate the presence of

any sacred sites or locations of religious or ceremonial importance within the search radius. All correspondence is provided in Appendix D.

5.0 REPORT OF FINDINGS

5.1 Results of the Institutional Records Searches

BFSA utilized data obtained from the EIC at UCR to complete an archaeological records search for the project and surrounding area within a one-mile radius (Appendix C). A total of 28 cultural resources are recorded within a one-mile radius of the project, none of which are located within the subject property. The resources identified consist of five prehistoric bedrock milling feature sites, four prehistoric isolates, one historic trash deposit, one historic ranch complex, two historic foundation sites, two historic railroad segments, one historic drainage channel, 11 historic single-family residences, and one historic isolate (Table 5.1–1).

Table 5.1–1
Cultural Resources Recorded Within One Mile of the Project

Site (s)	Description
RIV-2525, RIV-5429, RIV-5433, RIV-6856, and RIV-12,312	Prehistoric bedrock milling feature(s)
P-33-028913, P-33-028914, P-33-028915, and P-33-028916	Prehistoric isolate
RIV-4193H	Historic trash deposit
RIV-4194H	Historic ranch complex
RIV-5454H and RIV-5456	Historic foundations
RIV-8196 and RIV-12,314	Historic railroad segment
RIV-12,721	Historic drainage channel
P-33-006915, P-33-006916, P-33-006917, P-33-006918, P-33-006919, P-33-020326, P-33-020327, P-33-020328, P-33-020329, P-33-020330, and P-33-020331	Historic single-family residence
P-33-024836	Historic isolate

The records search also indicated that 39 cultural resource studies have been conducted within a one-mile radius of the project. One of the cultural resource studies includes the subject property, an overview cultural resources inventory report for the City of Moreno Valley completed by Archaeological Research Unit at UCR in 1987 (McCarthy 1987). McCarthy (1987) did not indicate the presence of any cultural resources within the project.

BFSA Environmental Services also reviewed the following sources for historic data (Appendix E):

- The 7.5' USGS *Riverside East* topographic maps (1953 and 1967)
- The 15' USGS *Riverside* topographic maps (1901 and 1942)

- 1938, 1953, 1959, 1967, 1977, 1994, 2002, 2004, and 2006 historic aerial photographs (Plates 5.1–1 through 5.1–9)

These additional resources indicate that residences were located within Lots 1 and 2 from at least 1938 through the 1970s (see Plates 5.1–1 and 5.1–5). While there is no available photographic coverage for the area for the 1980s, the 1994 aerial photograph indicates that both lots were vacant by that year (see Plate 5.1–6). However, these data resources also indicate that seven residences and one detached garage (Site P-33-029781), which were constructed between 1953 and 1967, are located within Lot 3 (see Plates 5.1–2 and 5.1–4).

BFSA requested a review of the SLF by the NAHC on June 14, 2021, to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one mile of the project. The Sacred Lands File search was returned on July 6, 2021, with negative results (Appendix D).

Given the relatively gentle slope, valley setting, and lack of exposed bedrock outcrops for the project, predictive modeling would suggest that if prehistoric sites are present within the project area, they will likely be artifact scatters or specialized resource processing loci that would have developed as a result of prehistoric resource extraction practices. In addition, any historic sites are likely to be surface deposits resulting from rural dumping practices or buried as a result of historic refuse disposal practices.

5.2 Results of the Field Survey

The cultural resources survey took place on June 14, 2021 (Lots 1 and 2), and July 18, 2023 (Lot 3). The survey was directed by Brian F. Smith with assistance from field archaeologist David R. Grabski and architectural historian Irem Oz. The survey of the property was an intensive reconnaissance consisting of a series of parallel transects spaced at approximately 10-meter intervals, which covered all areas of the project.

Lots 1 and 2 were entirely accessible and nearly the entire ground surface was visible. The pedestrian survey of Lots 1 and 2 indicated that the property has been disturbed by disking and previous land modifications resulting from the historic use of the property. Photographs were taken to document project conditions at the time of the survey (Plates 5.2–1 and 5.2–2). The survey did not result in the identification of any cultural resources on Lots 1 and 2. While one small bedrock outcrop was identified within these lots, the bedrock showed no evidence of prehistoric milling practices. No historic or prehistoric resources were observed during the survey of Lots 1 and 2. The potential for buried or masked cultural deposits within Lots 1 and 2 is considered low to moderate based upon the lack of identified resources on these lots and previous impacts to the lots. However, archival research results and a review of historic aerial photographs from 1938 to 1994 indicate that multiple structures were once within the boundary of Lots 1 and 2 as early as 1938. As a result, there remains a higher potential for buried historic deposits across the project.





Plate 5.1-2
1953 Aerial Photograph
The Bay & Day Commerce Center Project



BFS Environmental Services
A Perennial Company

Plate 5.1-3
1959 Aerial Photograph
The Bay & Day Commerce Center Project



Plate 5.1-4
1967 Aerial Photograph
The Bay & Day Commerce Center Project



Plate 5.1-5
1977 Aerial Photograph
The Bay & Day Commerce Center Project

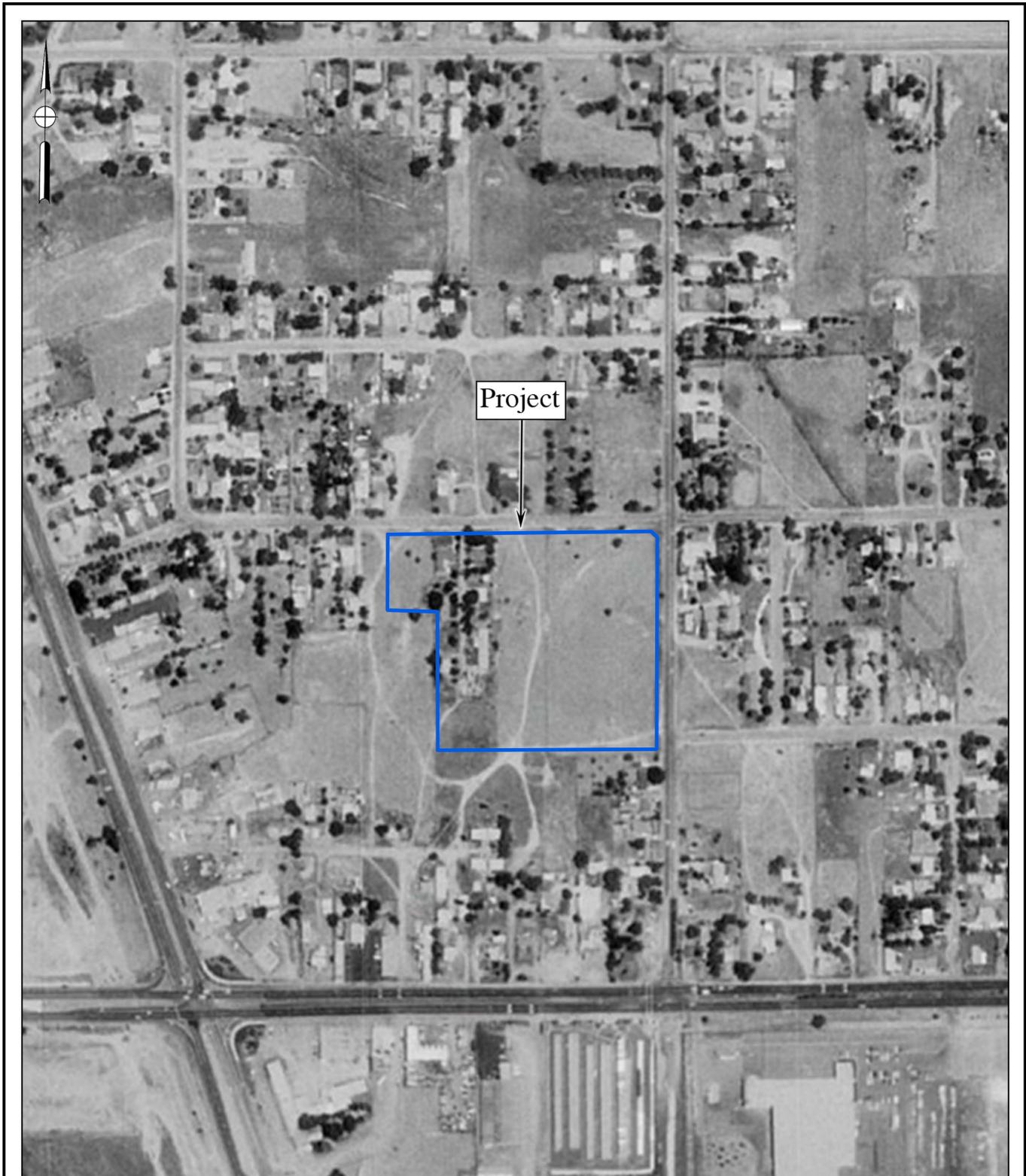


Plate 5.1-6
1994 Aerial Photograph
The Bay & Day Commerce Center Project

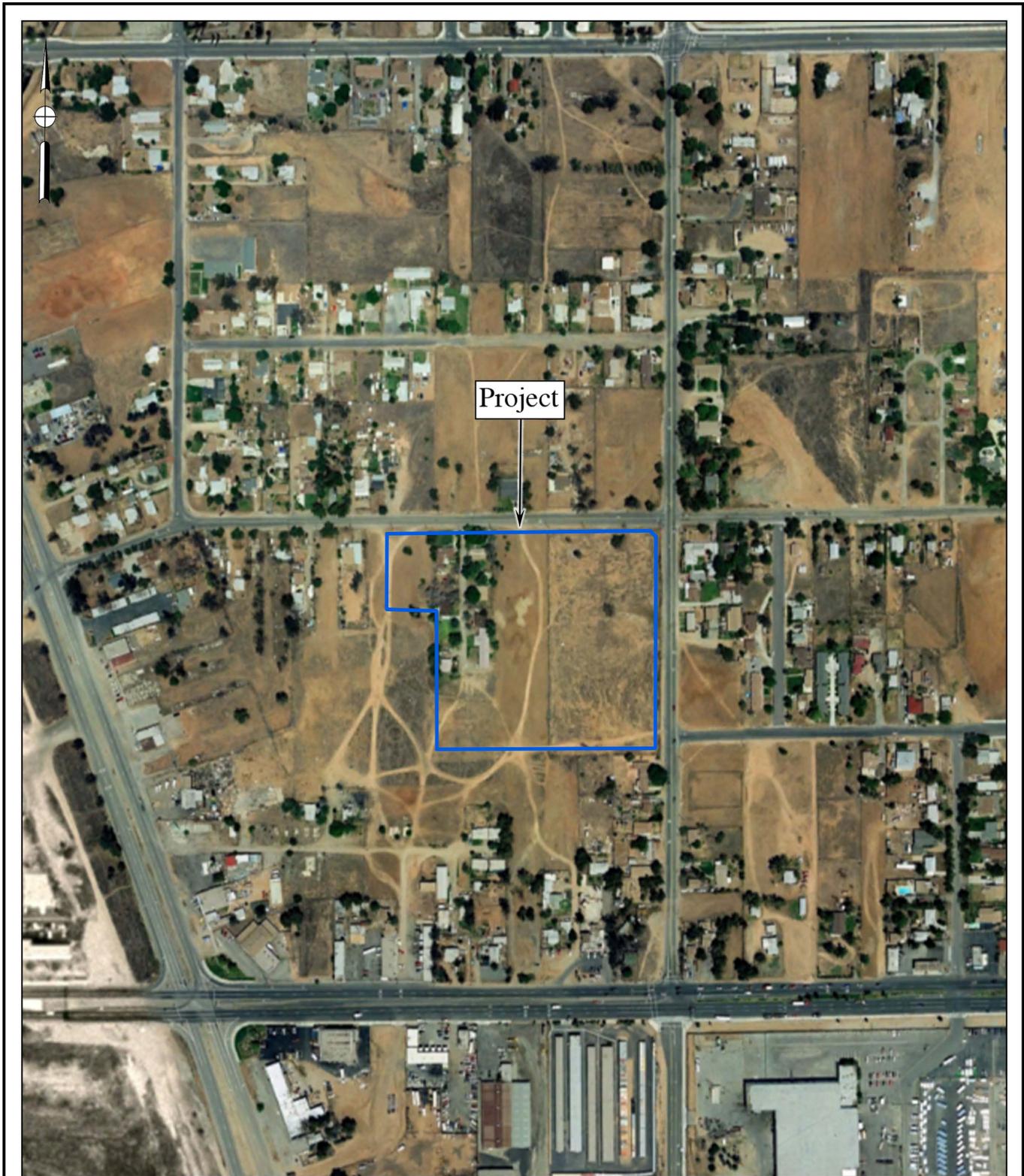


Plate 5.1-7
2002 Aerial Photograph
The Bay & Day Commerce Center Project



Plate 5.1-8
2004 Aerial Photograph
The Bay & Day Commerce Center Project



Plate 5.1-9
2006 Aerial Photograph
The Bay & Day Commerce Center Project



Plate 5.2-1: Overview of Lot 1 from the northwest corner, facing southeast.



Plate 5.2-2: Overview of Lot 2 from the northwest corner, facing southeast.

The north section of Lot 3 included the housing development and was not accessible due to fencing and vegetation. The south section of Lot 3 was accessible and ground visibility was limited due to small pockets of vegetation and areas of cut grass. Photographs were taken to document the seven historic residences, one detached garage, and the project conditions at the time of the survey.

At the time of the survey, the south section of Lot 3 was vacant and the north portion included residential development consisting of seven residences, one detached garage, and mobile structures (Plates 5.2–3 and 5.2–4). The pedestrian survey confirmed that the south section of Lot 3 has been disturbed by disking and previous land modifications resulting from the agricultural use of the property and currently includes native and non-native vegetation.

During the survey, seven historic residences and one detached garage were identified in the north portion of Lot 3 (Figures 5.2–1 and 5.2–2; Plate 5.2–5). These historic structures are located on both sides of the access road branching off of Bay Avenue, forming a cul de sac. These historic structures were constructed between 1953 and 1967 and were collectively recorded as Site P-33-029781 according to the Office of Historic Preservation’s manual, *Instructions for Recording Historical Resources*, using DPR forms (Appendix B). These historic structures were subsequently evaluated for significance as part of this study. No other cultural resources were observed during the survey of the project.



Plate 5.2–3: Overview of the southern portion of the project, facing north.



Plate 5.2–4: Overview of the northern portion of the project, facing north.



Plate 5.2–5: Overview of the historic structures (Site P-33-029781), facing south.

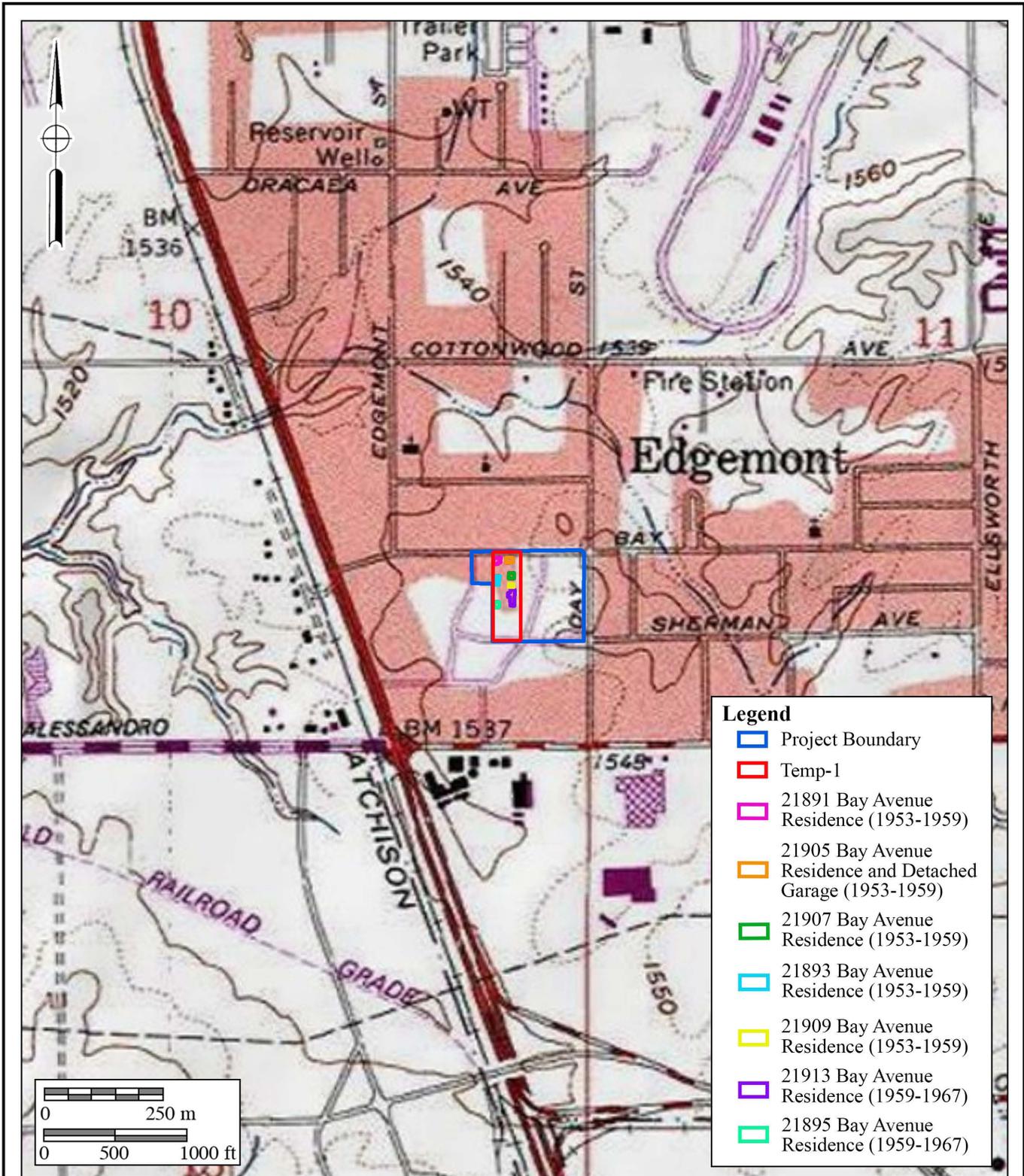


Figure 5.2-1

Cultural Resource Location Map

The Bay & Day Commerce Center Project



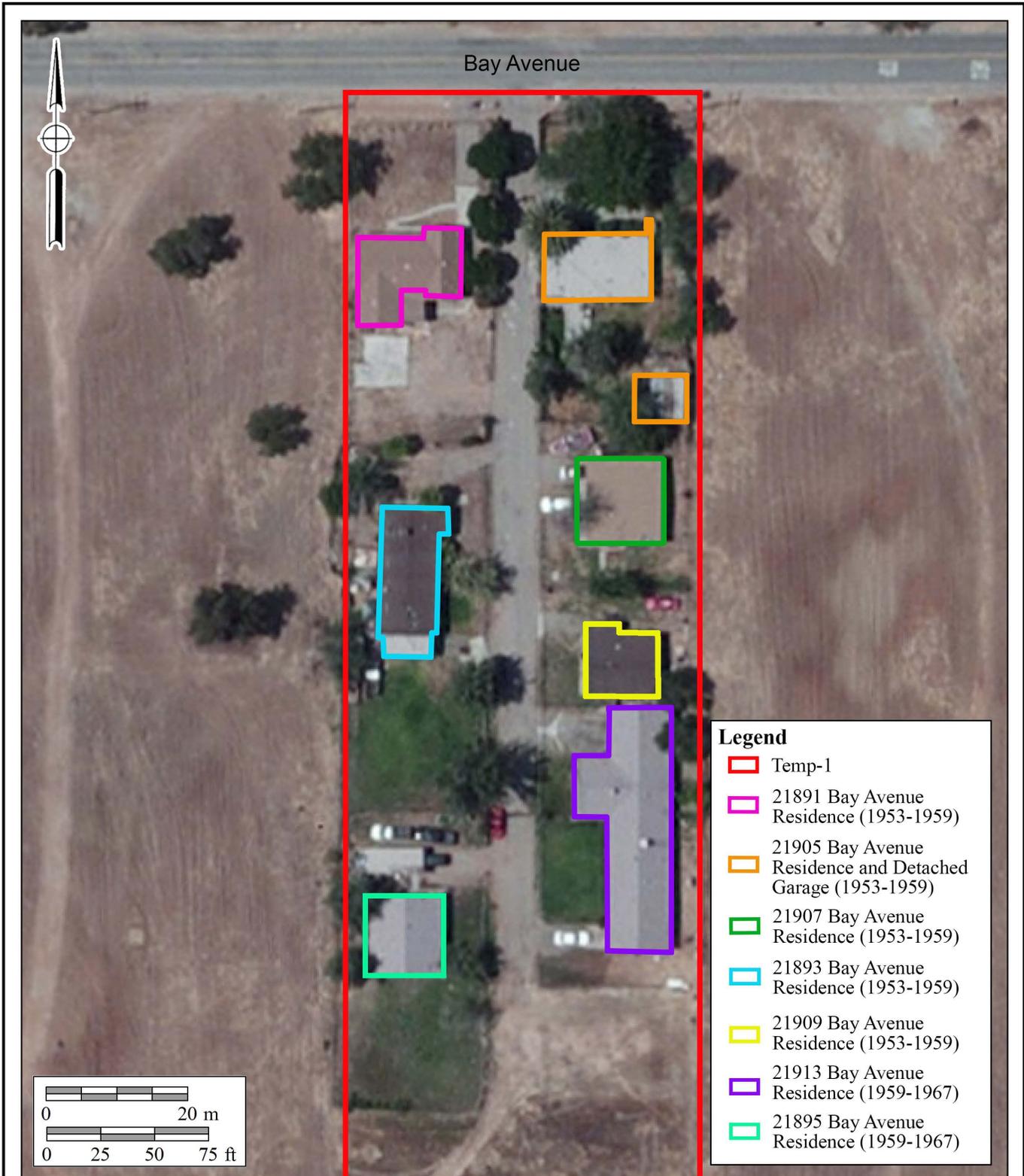


Figure 5.2-2
Historic Structure Location Map
The Bay & Day Commerce Center Project

5.3 Historic Structure Analysis

Methods for evaluating the integrity and significance of the historic buildings within Lot 3 (APN 263-230-003) included photographic documentation and review of available archival documents. During the survey, photographs were taken of all building elevations. The photographs were used to complete architectural descriptions of the buildings. The original core structures and all modifications made to the buildings since their initial construction were also recorded. The current setting of the buildings was compared to the historical setting of the property. This information was combined with archival research in order to evaluate the buildings' seven aspects of integrity and their potential significance under CEQA guidelines.

Within the boundaries of the subject property, eight historic-age buildings (seven residences and one detached garage) have been identified (see Table 1.0–1 and Figure 5.2–2). These historic-age buildings were recorded as Site P-33-029781. DPR site forms were submitted to the EIC and, once processed, the EIC will assign the new resources permanent site numbers. The following section provides the pertinent field results for the significance evaluations for Site P-33-029781 located within the project boundaries, which were conducted in accordance with City of Moreno Valley and County of Riverside guidelines and site evaluation protocols. Descriptions and significance evaluations of the historic resources are provided below.

5.3.1 History of the Project Area

Chain of title indicates that eight structures located within the lot at Site P-33-029781 share the same 21891 Bay Avenue address. However, the survey indicates that the residences were later given separate, unofficial addresses, most likely for differentiation amongst the tenants who resided at the different structures. Historic aerial photographs indicate that the eight historic structures located within Site P-33-029781 were constructed between 1953 and 1967. The entire property was owned by Emerson L. and Harriette B. Carr and Kathleen D. Hanley in 1949, before the construction of any of the buildings. Emerson L. Carr was born in 1873 in Iowa and Harriette B. Carr was born in 1882 in Colorado (Ancestry.com 2002). They got married in 1901 (Ancestry.com 2016). Their daughter, Kathleen D. Carr (later Hanley), was born in 1909 in Colorado (Ancestry.com 2010a). According to the 1920 Census, their youngest son, Frank W. Carr, was born in Colorado in 1918; however, the census also shows that they were living in Los Angeles by 1920, which indicates they moved to Los Angeles between 1918 and 1920 (Ancestry.com 2010a). According to the census records, he worked as a truck driver in 1920 and as a contractor in 1930 (Ancestry.com 2002 and 2010a). According to voter registration records from 1944 and census records from 1950, Emerson L. and Harriette B. Carr were residents of San Diego and Kathleen D. Hanley was a resident of Los Angeles (Ancestry.com 2017 and 2022), indicating that none of them ever lived at the 21891 Bay Avenue property. Emerson L. Carr passed away in 1953 and Harriette B. Carr passed in 1966 (Ancestry.com 2000).

The property was acquired by Emil and Ieliene M. Florkosky in 1953 and remained in their possession until 1972. All of the residences located within Site P-33-029781 were likely constructed when the property was owned by Florkoskys. Emil Florkosky was born in 1916 in

Canada and his wife, Eileen “Ieliene” Melvina Hawke, was born in 1919, also in Canada (Ancestry.com 2010b). The Florkoskys would later change their last name to Forrest (Ancestry.com 2010b). Historical research could not locate any information about the Florkoskys, however, there is no record that they ever resided at Site P-33-029781.

The property was acquired by Richard F. and Cindy D. Standfest in 1972. Richard Floyd Standfest (Plate 5.3–1) was born in 1936 in Detroit, Michigan. He served in the U.S. Army and was a Korean War veteran. After his service in the military, he moved to California where he worked as a general contractor and real estate investor. In 1994, he moved to Meeker, Colorado, with his family and became an active member of the Church of Jesus Christ of Latter Day Saints. In 2003, he moved to Montgomery, Texas, where he passed away in 2016 (Legacy.com 2016). Cindy D. Standfast (née Porter) was born in 1946 in Indiana (Ancestry.com 2022). The 1950-1993 U.S. Public Records Index indicates that Cindy Standfest resided at the 21891 Bay Avenue address at an unknown date (Ancestry.com 2010b).



Plate 5.3–1: Richard Floyd Standfest.
Image courtesy of Legacy.com.

Between 1981 and 1990, Site P-33-029781 changed hands frequently. It was first acquired by Ernest M. and Nancy E. Allee and Robert C. and Sharon Stubblefield in 1981. Ernest M. Allee left his portion of the property to Nancy E. Allee in 1983 (probably divorce). Nancy L. Little, who acquired the property as Nancy L. Allee granted her share of the property to Robert C. and Sharon Stubblefield in 1985. In 1990, the property was acquired by Jagan and Madhu Bansal, who are still in possession of the property.

5.3.2 Description of Surveyed Resources

21891 Bay Avenue Residence

The 21891 Bay Avenue residence is located on the northwest corner of Lot 3. According to historic aerial photographs, the residence was constructed between 1953 and 1959 (see Plates 5.1–1 and 5.1–3). The residence carries elements of the Ranch style.

The single-story residence features an irregular rectangular plan with multiple roof styles including shed and cross-gable roofs. The gable and shed roofs are covered with composite shingles. The gable roof features overhanging eaves with closed rafter ends. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco.

The primary (north) façade of the residence faces Bay Avenue (Plate 5.3–2). The northern end of the property is separated from the street by a metal fence with a gate. The north façade of the residence consists of a gable wall on its east side. This gable wall features a vinyl-framed sliding window. The western portion of the north façade features the main entry door and two

vinyl-framed sliding windows on either side of the entry door. The western portion of the north façade is slightly recessed and features a concrete patio in front. This patio is not sheltered.

The east façade of the residence faces the access road that branches off of Bay Avenue. This façade features a vinyl-framed sliding window (Plate 5.3-3). The south façade of the residence consists of two gable walls in its east and west sides and a covered porch in between these gable walls. Both the east and west gable walls feature two vinyl-framed sliding windows of different sizes and a vent below the gable. The east gable wall is slightly recessed. A porch enclosed by lattice wood panels is located in between these gable walls. This porch was added to the residence between 1994 and 2002 and features a shed roof (see Plates 5.2-6 and 5.2-7 and Plates 5.3-4 and 5.3-5). The west façade of the residence features a gable wall on its north side. This gable wall features two vinyl-framed sliding windows. The southern portion of the west façade features another vinyl-framed sliding window (Plate 5.3-6).

21893 Bay Avenue Residence

The 21893 Bay Avenue residence is located between the 21891 and 21895 Bay Avenue residences. According to historic aerial photographs, the residence was constructed between 1953 and 1959 (see Plates 5.1-2 and 5.1-3). The residence carries elements of the Contemporary style. The residence was blocked by many mobile vehicles, temporary structures attached to the residence, and dense vegetation (Plates 5.3-7 and 5.3-8).

The single-story residence features a rectangular plan with multiple roof styles including shed and flat roofs. The roof features overhanging eaves with closed rafter ends. The roof is covered with composite shingles and the shed roof additions are covered with rolled roofing material. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco.

The primary (east) façade of the residence faces the access road branching off of Bay Avenue. The eastern end of the property is separated from the access road by a metal fence with a gate. The residence features two living units, accessed by the entrances located on the south façade and the north end of the east façade (Plates 5.3-9 and 5.3-10).

21895 Bay Avenue Residence

The 21895 Bay Avenue residence is located south of the 21893 Bay Avenue residence. It is located at the end of the access road branching off of Bay Avenue. According to historic aerial photographs, the residence was constructed between 1959 and 1967 (see Plates 5.1-3 and 5.1-4). The residence carries elements of the Minimal Ranch style.

The single-story residence features a front-gable roof and a rectangular plan. The roof is covered with composite shingles. The gable roof features overhanging eaves with closed rafter ends. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco. The area north of the residence is paved in concrete and includes two car ports (Plate 5.3-11).

5.0-20



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Plate 5.3-2
North Façade of the 21891 Bay Avenue Residence, Facing South
The Bay & Day Commerce Center Project



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Plate 5.3-3
East Façade of the 21891 Bay Avenue Residence, Facing West
The Bay & Day Commerce Center Project



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Plate 5.3-4
South Façade of the 21891 Bay Avenue Residence, Facing Northwest
The Bay & Day Commerce Center Project



Plate 5.3-5
East End of the South Façade of the 21891 Bay Avenue Residence, Facing Northwest
The Bay & Day Commerce Center Project



Plate 5.3-6
West Façade of the 21891 Bay Avenue Residence, Facing East
The Bay & Day Commerce Center Project



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Plate 5.3-7
East Façade of the 21893 Bay Avenue Residence, Facing Northwest
The Bay & Day Commerce Center Project



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Plate 5.3-8
West Façade of the 21893 Bay Avenue Residence, Facing Southeast
The Bay & Day Commerce Center Project



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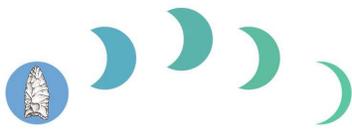
Plate 5.3-9

**South (Left) and East (Right) Façades of the
21893 Bay Avenue Residence, Facing Northwest**

The Bay & Day Commerce Center Project



Plate 5.3-10
North End of the East Façade of the 21893 Bay Avenue Residence, Facing West
The Bay & Day Commerce Center Project



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Plate 5.3-11
Carports on the North Side of the 21895 Bay Avenue Residence, Facing West
The Bay & Day Commerce Center Project

The east façade of the residence faces the access road branching off of Bay Avenue. The east façade features the main entrance door to the residence at the center. The concrete paved area north of the residence extends towards the south and forms a narrow walkway in front of the east façade of the residence. Two sliding windows are located on either side of the main entrance door on the east façade of the residence (Plate 5.3–12).

The north façade of the residence faces the carports and features another entrance door between one vinyl-framed sliding window and one aluminum-framed sliding window (Plate 5.3–13). The south façade of the residence features one vinyl-framed sliding window and one aluminum-framed sliding window (Plate 5.3–14).

21905 Bay Avenue Residence and Detached Garage

The 21905 Bay Avenue residence and detached garage are located on the northeast corner of Lot 3. According to historic aerial photographs, both the residence and detached garage were constructed between 1953 and 1959 (see Plates 5.1–2 and 5.1–3). The residence carries elements of the Contemporary style. The detached garage was constructed as a utilitarian building with no specific architectural design elements.

The single-story residence features a rectangular plan with a side-gable roof. The gable roof is covered with rolled roofing material. The gable roof features overhanging eaves with closed rafter ends. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco.

The primary (north) façade of the residence faces Bay Avenue (Plate 5.3–15). Entry to the residence is provided by a porch constructed on the west façade of the residence. This porch is enclosed by wood lattice panels. The porch is accessed via a half door located on the north façade of the porch (Plate 5.3–16). Three vinyl-framed sliding windows are located east of the entrance porch. An enclosed structure is attached to the east side of the north façade. This structure is clad in wood panels (Plate 5.3–17). This structure was added between 2004 and 2006 (see Plates 5.1–8 and 5.1–9).

The west façade of the residence faces the access road branching off of Bay Avenue and features the lattice wood boards enclosing the entrance porch (Plate 5.3–18). The south façade of the residence features the enclosed patio on its west end. This façade features another door providing access to the entrance porch (Plate 5.3–19). Two wood-framed, double-hung windows and two vinyl-framed sliding windows are located east of the entrance porch (Plate 5.3–20).

The detached garage is located south of the residence and features a flat roof. A wood garage door is located on the west façade of the detached garage (Plate 5.3–21).

21907 Bay Avenue Residence

The 21907 Bay Avenue residence is located between the 21905 and 21909 Bay Avenue residences. According to historic aerial photographs, the residence was constructed between 1953 and 1959 (see Plates 5.1–2 and 5.1–3). The residence carries elements of the Contemporary style.



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Plate 5.3-12

**East (Left) and North (Right) Façades of the
21895 Bay Avenue Residence, Facing Southwest**

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Plate 5.3-13

North Façade of the 21895 Bay Avenue Residence, Facing Southwest

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Plate 5.3-14

South Façade of the 21895 Bay Avenue Residence, Facing Northwest

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Plate 5.3-15
North Façade of the 21905 Bay Avenue Residence, Facing South
The Bay & Day Commerce Center Project



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Plate 5.3-16
North Façade of the 21905 Bay Avenue Residence, Facing Southeast
The Bay & Day Commerce Center Project



Plate 5.3-17
The 2004-2006 Structure Attached to the North End of the
East Façade of the 21905 Bay Avenue Residence, Facing Southwest

The Bay & Day Commerce Center Project



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Plate 5.3-18

**Lattice-Enclosed Porch on the West Façade of the
21905 Bay Avenue Residence, Facing East**

The Bay & Day Commerce Center Project



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Plate 5.3-19

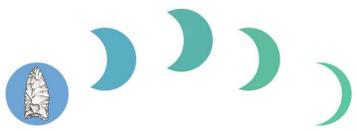
South Façade of the 21905 Bay Avenue Residence, Facing Northeast

The Bay & Day Commerce Center Project



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Plate 5.3-20
South Façade of the 21905 Bay Avenue Residence, Facing North
The Bay & Day Commerce Center Project



BFSA Environmental Services
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Plate 5.3-21

**West Façade of the Detached Garage at the
21905 Bay Avenue Residence, Facing East**

The Bay & Day Commerce Center Project

The single-story residence features a rectangular plan with a projection on its north façade. The residence features a front-gable roof that is covered with rolled roofing material. The gable roof features overhanging eaves with closed rafter ends. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco.

The primary (west) façade of the residence faces the access road that branches off of Bay Avenue (Plate 5.3–22). The west façade features a plain wood door with a metal security screen on its north side and a vinyl-framed sliding window on its south side (Plate 5.3–23). The doors and the window feature awnings above. The north half of the west façade is recessed and, along with the north façade of the residence, forms a sheltered porch in front (Plate 5.3–24). A vinyl-framed sliding window is located on the north façade of the residence. The north façade of the north projection does not exhibit any features (Plate 5.3–25).

The south façade of the residence features another entrance door with a security screen in front and three vinyl-framed sliding windows (Plate 5.3–26). The east façade of the residence is partially blocked by a mobile structure on its south side. The north side of the east façade of the residence features two vinyl-framed sliding windows (Plate 5.3–27).

21909 Bay Avenue Residence

The 21909 Bay Avenue residence is located between the 21907 and 21913 Bay Avenue residences. According to historic aerial photographs, the residence was constructed between 1953 and 1959 (see Plates 5.1–2 and 5.1–3). The residence carries elements of the Contemporary style.

The single-story residence features a rectangular plan with a recessed northwest corner. The residence features a front-gable roof that is covered with composite shingles. The gable roof features overhanging eaves with closed rafter ends. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco.

The primary (west) façade of the residence faces the access road branching off of Bay Avenue (Plate 5.3–28). The west façade features two plain wood doors. One is located on the south end of the west façade and the other is located on the recessed north portion of the west façade. The northwest corner of the residence is recessed, forming a small porch sheltered by the main roof of the residence. This porch is enclosed by the north end of the west façade and the west end of the north façade (Plate 5.3–29).

The north façade of the residence features a sliding window and a double-hung window on its eastern portion. Both of these windows are vinyl framed. As mentioned above, the west end of the north façade is recessed. A door with a metal security screen is located on the recessed west end of this façade (Plate 5.3–30). The east end of the south façade is blocked by a privacy fence. A vinyl-framed sliding window is located on the west end of the south façade (Plate 5.3–31).



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Plate 5.3-22

**North (Left) and West (Right) Façades of the
21907 Bay Avenue Residence, Facing Southeast**

The Bay & Day Commerce Center Project



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Plate 5.3-23
West Façade of the 21907 Bay Avenue Residence, Facing East
The Bay & Day Commerce Center Project



Plate 5.3-24
North (Left) and West (Right) Façades of the
21907 Bay Avenue Residence, Facing Southeast
The Bay & Day Commerce Center Project



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Plate 5.3-25
North Façade of the 21907 Bay Avenue Residence, Facing Southeast
The Bay & Day Commerce Center Project

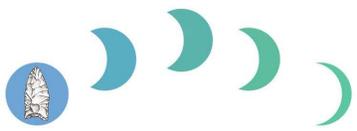


Plate 5.3-26
West (Left) and South (Right) Façades of the
21907 Bay Avenue Residence, Facing Northeast
The Bay & Day Commerce Center Project





Plate 5.3-28
West Façade of the 21909 Bay Avenue Residence, Facing East
The Bay & Day Commerce Center Project



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Plate 5.3-29

**North (Left) and West (Right) Façades of the
21909 Bay Avenue Residence, Facing Southeast**

The Bay & Day Commerce Center Project



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Plate 5.3-30

**North (Left) and West (Right) Façades of the
21909 Bay Avenue Residence, Facing Southeast**

The Bay & Day Commerce Center Project



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Plate 5.3-31

**West (Left) and South (Right) Façades of the
21909 Bay Avenue Residence, Facing Northeast**

The Bay & Day Commerce Center Project

21913 Bay Avenue Residence

The 21913 Bay Avenue residence is located south of the 21909 Bay Avenue residence. According to the historic aerial photographs, the residence was constructed between 1959 and 1967 and the (see Plates 5.1–3 and 5.1–4). The residence carries elements of the Ranch style.

The single-story residence features an irregular rectangular plan with a projection on its west façade. The residence exhibits a cross-gable roof covered with composite shingles. The roof features overhanging eaves with closed rafter ends. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco.

The primary (west) façade of the residence faces the access road that branches off of Bay Avenue (Plate 5.3–32). The north end of the west façade is not visible due to parked vehicles; however, it is likely that this portion of the residence is an attached garage (Plates 5.3–33 and 5.3–34). A gable wall is located south of the attached garage. This gable wall projects west and features an aluminum-framed window with four window units (Plate 5.3–35). The portion of the west façade located south of the projection is recessed and features the main entrance door and three vinyl-framed sliding windows of various sizes (Plates 5.3–36, 5.3–37, and 5.3–38).

The southwest corner of the residence is recessed, forming a sheltered porch. Another entrance door is located on the recessed south end of the west façade (Plate 5.3–39). The south façade of the residence features the sheltered porch on its west side and a plain, stucco-clad wall on its east side (Plate 5.3–40). The east façade of the residence features five sliding windows of various sizes and the east façade of the attached garage features two window openings (Plates 5.3–41 and 5.3–42).

5.3.3 Significance Evaluation

CEQA guidelines (Section 15064.5) address archaeological and historic resources, noting that physical changes that would demolish or materially alter in an adverse manner those characteristics that convey the historic significance of the resource and justify its listing on inventories of historic resources are typically considered significant impacts. Because demolition of the buildings within the project would require approval from the City of Moreno Valley as part of the proposed project, CEQA eligibility criteria were used to evaluate the historic buildings. Therefore, criteria for listing on the CRHR were used to measure the significance of the resources.

Integrity Evaluation

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of construction. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted.



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Plate 5.3-32
West Façade of the 21913 Bay Avenue Residence, Facing Northeast
The Bay & Day Commerce Center Project



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Plate 5.3-33

North End of the West Façade of the 21913 Bay Avenue Residence, Facing Northeast

The Bay & Day Commerce Center Project



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Plate 5.3-34

North End of the West Façade of the 21913 Bay Avenue Residence, Facing East

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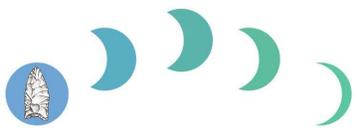


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Plate 5.3-35

Gable Wall on the West Façade of the 21913 Bay Avenue Residence, Facing Southeast

The Bay & Day Commerce Center Project



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Plate 5.3-36
West Façade of the 21913 Bay Avenue Residence, Facing Northeast
The Bay & Day Commerce Center Project



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Plate 5.3-37
South Side of the West Façade of the 21913 Bay Avenue Residence, Facing East
The Bay & Day Commerce Center Project



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Plate 5.3-38
South Side of the West Façade of the 21913 Bay Avenue Residence, Facing East
The Bay & Day Commerce Center Project



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Plate 5.3-39
West Façade of the 21913 Bay Avenue Residence, Facing Northeast
The Bay & Day Commerce Center Project



BFS Environmental Services
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Plate 5.3-40
South Façade of the 21913 Bay Avenue Residence, Facing Northwest
The Bay & Day Commerce Center Project



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Plate 5.3-41
East Façade of the 21913 Bay Avenue Residence, Facing Northwest
The Bay & Day Commerce Center Project



BFS Environmental Services
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Plate 5.3-42
East Façade of the 21913 Bay Avenue Residence, Facing West
The Bay & Day Commerce Center Project

In order to determine whether the buildings are eligible for listing, CRHR eligibility criteria were used. Furthermore, BFSAs based the review upon the recommended criteria listed in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon the evaluation of integrity of the buildings followed by the assessment of distinctive characteristics:

1. **Integrity of Location** [*refers to*] the place where the historic property was constructed or the place where the historic event occurred (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Historical research revealed that the buildings located at 21891, 21893, 21895, 21905, 21907, 21909, and 21913 Bay Avenue were constructed in their current locations between 1953 and 1967 and, therefore, retain integrity of location.

2. **Integrity of Design** [*refers to*] the combination of elements that create the form, plan, space, structure, and style of a property (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any architectural features present.
 - a. **21891 Bay Avenue Residence:** The 21891 Bay Avenue single-family residence was constructed between 1953 and 1959 by an unknown builder and exhibits elements from the Ranch style. The period of significance for the Ranch style is defined as 1935 to 1975 by McAlester (2015) and construction of the 21891 Bay Avenue residence between 1953 and 1959 falls within the period of significance for the style. Modifications made to the residence since its original construction include the addition of a porch on the south façade of the residence between the east and west gables between 1994 and 2002. Since this addition is removable and did not impact the overall form, plan, space, structure, or style of the residence since its initial construction, the residence retains integrity of design.
 - b. **21893 Bay Avenue Residence:** The 21893 Bay Avenue single-family residence was constructed between 1953 and 1959 by an unknown builder and exhibits elements from the Contemporary style. The period of significance for the Contemporary style is defined as 1945 to 1990 by McAlester (2015) and construction of the 21893 Bay Avenue residence between 1953 and 1959 falls within the period of significance for the style. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the residence since its initial construction. Therefore, the residence retains integrity of design.

- c. **21895 Bay Avenue Residence:** The 21895 Bay Avenue single-family residence was constructed between 1959 and 1967 by an unknown builder and exhibits elements from the Minimal Ranch style. The period of significance for the Minimal Ranch style is defined as 1935 to 1975 by McAlester (2015) and construction of the 21895 Bay Avenue residence between 1959 and 1967 likely falls within the period of significance for the style. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the residence since its initial construction. Therefore, the residence retains integrity of design.
- d. **21905 Bay Avenue Residence and Detached Garage:** The 21905 Bay Avenue single-family residence and detached garage were constructed between 1953 and 1959 by an unknown builder and exhibits elements from the Contemporary style. The period of significance for the Contemporary style is defined as 1945 to 1990 by McAlester (2015) and construction of the 21905 Bay Avenue residence and detached garage between 1953 and 1959 falls within the period of significance for the style. Modifications made to the residence since its original construction include the addition of a storage structure on the northeast corner of the residence between 2004 and 2006. Since this addition is removable and did not impact the overall form, plan, space, structure, or style of the residence since its initial construction, the residence retains integrity of design. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the detached garage since its initial construction. Therefore, the detached garage retains integrity of design.
- e. **21907 Bay Avenue Residence:** The 21907 Bay Avenue single-family residence was constructed between 1953 and 1959 by an unknown builder and exhibits elements from the Contemporary style. The period of significance for the Contemporary style is defined as 1945 to 1990 by McAlester (2015) and construction of the 21907 Bay Avenue residence between 1953 and 1959 falls within the period of significance for the style. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the residence since its initial construction. Therefore, the residence retains integrity of design.
- f. **21909 Bay Avenue Residence:** The 21909 Bay Avenue single-family residence was constructed between 1953 and 1959 by an unknown builder and exhibits elements from the Contemporary style. The period of significance for the Contemporary style is defined as 1945 to 1990 by McAlester (2015) and construction of the 21909 Bay Avenue residence between 1953 and 1959 falls within the period of significance for the style. Research did not find any indication of changes applied that would alter the overall form, plan, space,

structure, or style of the residence since its initial construction. Therefore, the residence retains integrity of design.

- g. **21913 Bay Avenue Residence:** The 21913 Bay Avenue single-family residence was constructed between 1959 and 1967 by an unknown builder and exhibits elements from the Ranch style. The period of significance for the Ranch style is defined as 1935 to 1975 by McAlester (2015) and construction of the 21913 Bay Avenue residence between 1959 and 1967 falls within the period of significance for the style. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the residence since its initial construction. Therefore, the residence retains integrity of design.

3. **Integrity of Setting** [*refers to*] *the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscape, vegetation, man-made features, and relationships between buildings and other features. The earliest aerial photographs from the area date back to 1938, when the area surrounding Site P-33-029781 consisted of agricultural fields and rural residences (see Plate 5.1-1). Between 1938 and 1953, the area surrounding Site P-33-029781 developed significantly with the construction of low-density residences around the subject property (see Plate 5.1-2). The structures located at 21891, 21893, 21905, 21907, and 21909 Bay Avenue addresses were constructed between 1953 and 1959 (see Plates 5.1-2 and 5.1-3) and the structures located at 21895 and 21913 were constructed between 1959 and 1967 (see Plates 5.1-3 and 5.1-4). During this time, the surrounding area continued to develop residentially, transforming the area from a semi-developed agricultural area into a developed residential area with scattered commercial and industrial structures. By 1977, most of the residential structures located east and west of Site P-33-029781 were removed. The 1977 aerial photograph indicates that the area surrounding Site P-33-029781 was no longer used for agriculture (see Plate 5.1-5). By 1994, the remaining residences on the parcel immediately east and west of Site P-33-029781 were removed and the site has not changed substantially since (see Plate 5.1-6). Currently, the areas east and west of the property remain vacant and the general area includes low-density residential buildings and some commercial/industrial development consisting of warehouses. The development around the property transformed the initially semi-vacant and undeveloped area into a residential and commercial/industrial one. Because the surrounding topographic features, open space, viewshed, landscape, vegetation, and artificial features have greatly changed due to new development since the mid-1950s

and the 1960s when the Site P-33-029781 structures were constructed, the property does not retain integrity of setting.

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the buildings.
 - a. **21891 Bay Avenue Residence:** The 21891 Bay Avenue single-family residence was constructed between 1953 and 1959 by an unknown builder and exhibits elements from the Ranch style. Modifications made to the residence since its original construction include the addition of a porch on the south façade of the residence between the east and west gables between 1994 and 2002. Since this addition is removable and did not impact the overall form, plan, space, structure, or style of the residence since its initial construction and it has not undergone enough original material replacements, it retains integrity of materials.
 - b. **21893 Bay Avenue Residence:** The 21893 Bay Avenue single-family residence was constructed between 1953 and 1959 by an unknown builder and exhibits elements from the Contemporary style. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the residence since its initial construction. Therefore, the residence retains integrity of materials.
 - c. **21895 Bay Avenue Residence:** The 21895 Bay Avenue single-family residence was constructed between 1959 and 1967 by an unknown builder and exhibits elements from the Minimal Ranch style. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the residence since its initial construction. Therefore, the residence retains integrity of materials.
 - d. **21905 Bay Avenue Residence and Detached Garage:** The 21905 Bay Avenue single-family residence and detached garage were constructed between 1953 and 1959 by an unknown builder and exhibits elements from the Contemporary style. Modifications made to the residence since its original construction include the addition of a storage structure on the northeast corner of the residence between 2004 and 2006. Since this addition is removable and did not impact the overall form, plan, space, structure, or style of the residence since its initial construction and it has not undergone enough original material replacements, it retains integrity of materials. Research did not find any

indication of changes applied that would alter the overall form, plan, space, structure, or style of the detached garage since its initial construction. Therefore, the detached garage retains integrity of materials.

- e. **21907 Bay Avenue Residence:** The 21907 Bay Avenue single-family residence was constructed between 1953 and 1959 by an unknown builder and exhibits elements from the Contemporary style. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the residence since its initial construction. Therefore, the residence retains integrity of materials.
- f. **21909 Bay Avenue Residence:** The 21909 Bay Avenue single-family residence was constructed between 1953 and 1959 by an unknown builder and exhibits elements from the Contemporary style. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the residence since its initial construction. Therefore, the residence retains integrity of materials.
- g. **21913 Bay Avenue Residence:** The 21913 Bay Avenue single-family residence was constructed between 1959 and 1967 by an unknown builder and exhibits elements from the Ranch style. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the residence since its initial construction. Therefore, the residence retains integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings. The original workmanship demonstrated by the construction of the residences was average. Since their construction, the buildings have not undergone modifications that would negatively influence their initial workmanship. However, the buildings do not possess elements or details that would make them representatives of the labor or skill of a particular culture or people. Therefore, the Site P-33-029781 structures never possessed integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, conveyed a historic sense of the property during the period of construction. As noted previously, the integrity of setting for the buildings has been lost due to the transformation of the surrounding neighborhood into a residential and commercial/industrial area. Therefore, the residences do not retain integrity of feeling.

7. **Integrity of Association** [*refers to*] the direct link between an important historic event or person and a historic property (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the city of Moreno Valley, Riverside County, or the state of California. Historical research indicates that the Site P-33-029781 structures are not associated with any significant persons or events. The single-family residences and detached garage have always been used as such. None of the individuals who owned or lived at the properties were found to be significant and no known important events occurred at the properties. Therefore, the residences and the detached garage have never possessed integrity of association.

Of the seven aspects of integrity, the single-family residences and detached garage were determined to retain integrity of location, design, and materials. The structures have never possessed integrity of workmanship or association and they do not retain integrity of setting or feeling.

CRHR Evaluation

For a historic resource to be eligible for listing on the CRHR, the resource must be found significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**

It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

It was discovered through historical research that no significant events could be associated with the Site P-33-029781 structures. Because the residences and detached garage could not be associated with any specific historic event, they are not eligible for designation under CRHR Criterion 1.

- **CRHR Criterion 2:**

It is associated with the lives of persons important in our past.

Historical research revealed that the Site P-33-029781 structures are not associated with any persons important in our past. Because the residences could not be associated with the lives of any important persons in our past, they are not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**

It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

- a. **21891 and 21913 Bay Avenue Residences:** The 21891 and 21913 Bay Avenue residences, constructed between 1953 and 1967, carry elements of the Ranch architectural style. The period of significance for the Ranch style is defined as 1935 to 1975. Construction of the 21891 and 21913 Bay Avenue residences between 1953 and 1967 falls within the period of significance for the Ranch style. According to McAlester (2015):

During the decades of the 1950s and 1960s it became by far the most popular house style built throughout the country. Often located in large subdivisions, post-World War II Ranch-house suburbs form a dominant part of many American cities – particularly those that grew in the postwar Sunbelt Boom of the 1950s and 1960s, such as Dallas, Houston, Phoenix, Los Angeles, and Atlanta. (McAlester 2015)

Identifying features of the Ranch style, as provided by McAlester (2015) include:

Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); large picture window generally present; asymmetrical façade. (McAlester 2015:597)

The 21891 Bay Avenue residence possesses five of the seven features listed above: broad, one-story shape built low to the ground, low-pitched roof without dormers, moderate to wide roof overhang, front entry located off-center and sheltered under the main roof, and an asymmetrical façade. The residence does not feature an attached garage or a picture window.

The 21913 Bay Avenue residence possesses six of the seven features listed above: broad, one-story shape built low to the ground, low-pitched roof without dormers, moderate to wide roof overhang, an attached garage, front entry

located off-center and sheltered under the main roof, and an asymmetrical façade. The residence does not feature a picture window.

In addition to the identifying features listed above, McAlester (2015) also distinguishes between four principal subtypes of the Ranch architectural style, including Hipped Roof, Cross-Hipped Roof, Side-Gabled Roof, and Cross-Gabled Roof. The 21891 and 21913 Bay Avenue residences can be best defined as the “Cross-Gabled Roof Subtype” described above. McAlester (2015:598) states:

... about 40 percent of one-story Ranch houses have a broad side-gabled form, with a long roof ridge parallel to the street, and a single, prominent, front-facing gable extension. Occasionally, a second such gable is present.

Although the 21891 and 21913 Bay Avenue residences possess five and six out of the seven characteristics of the Ranch style, respectively, the Ranch style is extremely common in southern California and, as such, examples of the style that are eligible for listing on the CRHR should retain a high degree of integrity. As the 21891 and 21913 Bay Avenue residences no longer possess integrity of setting, workmanship, feeling, or association, the buildings do not embody some of the distinctive characteristics of a Ranch-style residence and do not rise to a level beyond the ordinary. Therefore, the 21891 and 21913 Bay Avenue residences are not eligible for designation under CRHR Criterion 3.

- b. **21893, 21905, 21907, and 21909 Bay Avenue Residences:** The 21893, 21905, 21907, and 21909 Bay Avenue residences, constructed between 1953 and 1959, carry elements of the Contemporary architectural style. The period of significance for the Contemporary style is defined as 1945 to 1990. Construction of 21893, 21905, 21907, and 21909 Bay Avenue residences between 1953 and 1959 falls within the period of significance for the Contemporary style. According to McAlester (2015), while the Contemporary style was favored by American architects from 1945 to 1965, some later examples can also be seen well into the 1990s. The Contemporary style rejects the approach of the earlier styles that use decorative details on their exterior surfaces and is more concerned with the interior of the structures and the relationship between the interior and the exterior. Heavily influenced by the Case Study House Program initiated in 1945, the Contemporary style in southern California was primarily based upon creating “good” living conditions within the region’s terrain and climate.

Identifying features of the Contemporary style, as provided by McAlester (2015) include:

Low-pitched gabled roof (sometimes flat with widely overhanging eaves); roof beams commonly exposed; windows generally present in gable ends (or just below roofline in non-gabled façades); built with natural materials (wood, stone, brick, or occasionally concrete block); broad expanse of uninterrupted wall surface typically on front façade; entry door may be recessed or obscured; asymmetrical. (McAlester 2015:629)

The 21893 Bay Avenue residence possesses four of the seven features listed above: flat roof, built with natural materials, recessed entry door, and asymmetrical façades. The residence does not feature windows located on its gable ends or just below the roofline, broad expanses of uninterrupted wall surfaces, or exposed roof beams.

The 21905 Bay Avenue residence possesses four of the seven features listed above: flat roof, built with natural materials, recessed entry door, and asymmetrical façades. The residence does not feature windows located on its gable ends or just below the roofline, broad expanses of uninterrupted wall surfaces, or exposed roof beams.

The 21907 Bay Avenue residence possesses four of the seven features listed above: low-pitched gable roof, built with natural materials, recessed entry door, and asymmetrical façades. The residence features windows on its gable ends but does not feature windows located just below the roofline, broad expanses of uninterrupted wall surfaces, or exposed roof beams.

The 21909 Bay Avenue residence possesses four of the seven features listed above: low-pitched gable roof, built with natural materials, recessed entry door, and asymmetrical façades. The residence features windows on its gable ends but does not feature windows located just below the roofline, broad expanses of uninterrupted wall surfaces, or exposed roof beams.

In addition to the identifying features listed above, McAlester (2015) also distinguishes between four principal subtypes of the Contemporary architectural style, including Front-Gabled Roof, Side-Gabled Roof, Gabled-Roof Variations, Flat Roof, and Butterfly and Slant Roof. The 21893 and 21905

Bay Avenue residences can be best defined as the “Flat Roof Subtype” described above. McAlester (2015:598) states that buildings of this subtype:

...have long, continuous broad roof overhangs, and exposed roof beams that differentiate them from contemporaneous International-style houses. Some have shallow horizontal windows located just below the roofline, sometimes set in the space between the roof beams.

The 21907 and 21909 Bay Avenue residences can be best defined as the “Gabled-Roof Variations subtype” described above due to their irregular footprints and projections. McAlester (2015:598) states that this subtype:

...consists of a front-gabled roof with a side-gabled extension. Other combinations include houses with two wings or front-facing gables. From the street it is sometimes difficult to discern the roof form of low side wings.

Although the 21893, 21905, 21907, and 21909 Bay Avenue residences possess four out of the seven characteristics of the Contemporary style, the Contemporary style is extremely common in southern California and, as such, examples of the style that are eligible for listing on the CRHR should retain a high degree of integrity. As the 21893, 21905, 21907, and 21909 Bay Avenue residences no longer possess integrity of setting, workmanship, feeling, or association, the buildings do not embody some of the distinctive characteristics of a Contemporary-style residence and do not rise to a level beyond the ordinary. Therefore, the 21893, 21905, 21907, and 21909 Bay Avenue residences are not eligible for designation under CRHR Criterion 3.

- c. **21895 Bay Avenue Residence:** The 21895 Bay Avenue residence, constructed between 1959 and 1967, carries elements of the Minimal Ranch architectural style. McAlester (2015) defines Minimal Ranch style as a variation of Ranch style and the period of significance for the Ranch style is defined as 1935 to 1975. Construction of the 21895 Bay Avenue residence between 1953 and 1967 falls within the period of significance for the Ranch style. According to McAlester (2015):

Early, small examples of the Ranch [style] are sometimes called Ranchette, Minimal Ranch, or Transitional Ranch. These generally lack the broader overhang of later examples and many

of the elaborations that become common as house size increased. The line between Minimal Traditional and Ranchette is a matter of judgement. However, the intent was likely a Ranch house if a picture window and other Ranch elaboration is present (such as a corner window or wall cladding that differs at the base of the windows). While Ranch houses commonly have a broader profile than Minimal Traditionals, neighborhoods platted with narrow lots before World War II may have Ranch-style houses adapted to these lots ...

During the 1940s, it [the Ranch-style home] was only one of the small house types built under FHA [Federal Housing Administration] guidelines. As the financial controls that mandated very small houses were gradually lifted following World War II, the Ranch style began to gain in popularity ...

The size of a Ranch [home] was quite small in the late 1940s, but the typical size gradually increased as builders actively lobbied for higher loan limits and FHA guidelines were revised upward.

McAlester (2015) also notes that while “hipped-roof and front-gabled [Minimal Traditional] houses are found, with hipped-roof versions the more widespread ... these variations appear to be less common than other subtypes.” As such, the 21895 Bay Avenue residence was most representative of a front-gabled, Transitional Ranch-style residence.

Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); large picture window generally present; asymmetrical façade. (McAlester 2015:597)

Built within the 1935 to 1975 period of significance for Ranch-style buildings, the 21895 Bay Avenue residence originally possessed only three of the seven character-defining features associated with the Ranch style with its moderate roof overhang, off-center front entry that is sheltered by the main roof, and asymmetrical façade. Therefore, it is not considered a representative example of a type (Ranch architecture). Further, while Minimal Ranch-style residences,

which are associated with FHA guidelines for small houses were primarily constructed prior to or during World War II, the 21895 Bay Avenue residence was constructed between 1959 and 1967, after most FHA guidelines for small houses had been lifted. As such, the building is not representative of a period (World War II). As the Ranch architectural style was popular across the United States and the residence was not built using any unique construction techniques, it is also not representative of a region (southern California) or method of construction and is not known to have been designed or built by an important creative individual. The residence also does not retain a high level of integrity. Modifications to the surrounding area also negatively impacted the building's integrity of setting and it never possessed integrity of association. Therefore, the 21895 Bay Avenue residence is not eligible for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**

It has yielded, or may be likely to yield, information important in prehistory or history.

The research conducted for this study revealed that because the residences at 21891, 21893, 21895, 21905, 21907, 21909, and 21913 Bay Avenue are not associated with any significant persons or events and were not constructed using unique or innovative methods of construction, they likely cannot yield any additional information about the history of the city of Moreno Valley, Riverside County, or the state of California. Therefore, the residences are not eligible for designation under CRHR Criterion 4.

Findings and Conclusions

The residences at Site P-33-029781 with the 21891, 21893, 21895, 21905, 21907, 21909, and 21913 Bay Avenue addresses are evaluated as not historically or architecturally significant under any CEQA criteria due to their lack of association with any significant persons or events. Additionally, although they retain some level of integrity, they were never representatives or significant examples of the Ranch, Minimal Ranch, or Contemporary styles. Because the residences are not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the buildings.

5.4 Discussion/Summary

During the field survey, seven single-family residences and one detached garage, all located within the same parcel (Site P-33-029781), were identified that meet the age threshold to require historic structure evaluations to determine eligibility for the CRHR. The buildings are evaluated as not historically or architecturally significant under any CEQA criteria due to their lack of association with any significant persons or events and not being representatives or significant examples of the Ranch, Minimal Ranch, or Contemporary architectural styles.

6.0 RECOMMENDATIONS

The Phase I cultural resources survey of the Bay & Day Commerce Center Project did not identify any prehistoric sites within the project; however, seven single-family residences and one detached garage, all located within the same parcel (Site P-33-029781), were identified that meet the age threshold to require historic structure evaluations to determine eligibility for the CRHR. The buildings were evaluated as not historically or architecturally significant under any CEQA criteria due to their lack of association with any significant persons or events and not being representatives or significant examples of the Ranch, Minimal Ranch, or Contemporary architectural styles. Although the residences were evaluated as not significant, given the historic use of the property, there remains a potential for inadvertent discoveries of buried archaeological deposits during grading. Because of the potential for buried resources, especially historic resources related to the historic development of the property, archaeological monitoring of all ground disturbance is recommended to mitigate potential impacts to cultural resources that might be encountered.

The cultural resources study has provided information that forms the basis for the conclusion that the planned development of the Bay & Day Commerce Center Project will not affect any known significant cultural resources. No resource-specific mitigation measures are recommended as a condition of approval for this project. However, a mitigation monitoring program for the Bay & Day Commerce Center Project should stipulate that a qualified archaeologist should conduct monitoring during the grading of the property. Should cultural resources be discovered, the mitigation monitoring program shall provide the archaeologist with the authority to detour grading away from the discovery and to secure the discovery until an evaluation can be made. Should the discovery be determined to be significant, additional mitigation measures, such as data recovery, may be necessary to mitigate adverse impacts to the discovered resource. Native American monitoring would not be required unless a discovery is made of a prehistoric Native American feature or deposit. If a Native American site is discovered, the appropriate tribal representatives will be contacted by the project archaeologist. Native American participation in any mitigation efforts related to a discovery of Native American artifacts will be recommended. All cultural resource discoveries will require that the site be registered at the EIC and that the City of Moreno Valley be immediately notified of the discovery and any additional mitigation measures.

7.0 CERTIFICATION

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



Brian F. Smith
Principal Investigator

February 20, 2024

Date

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APPENDIX A

Qualifications of Key Personnel

Brian F. Smith, MA

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Education

Master of Arts, History, University of San Diego, California 1982

Bachelor of Arts, History, and Anthropology, University of San Diego, California 1975

Professional Memberships

Society for California Archaeology

Experience

President/Principal Investigator 1977–Present
BFSA Environmental Services, a Perennial Company Poway, California

Brian F. Smith is the president and principal historical and archaeological consultant for BFSA Environmental Services. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects, some of which included Broadway Block (2019), 915 Grape Street (2019), 1919 Pacific Highway (2018), Moxy Hotel (2018), Makers Quarter Block D (2017), Ballpark Village (2017), 460 16th Street (2017), Kettner and Ash (2017), Bayside Fire Station (2017), Pinnacle on the Park (2017), IDEA1 (2016), Blue Sky San Diego (2016), Pacific Gate (2016), Pendry Hotel (2015), Cisterra Sempra Office Tower (2014), 15th and Island (2014), Park and G (2014), Comm 22 (2014), 7th and F Street Parking (2013), Ariel Suites (2013), 13th and Marker (2012), Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkliff Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

1900 and 1912 Spindrift Drive: An extensive data recovery and mitigation monitoring program at the Spindrift Site, an important prehistoric archaeological habitation site stretching across the La Jolla area. The project resulted in the discovery of over 20,000 artifacts and nearly 100,000 grams of bulk faunal remains and marine shell, indicating a substantial occupation area (2013-2014).

San Diego Airport Development Project: An extensive historic assessment of multiple buildings at the San Diego International Airport and included the preparation of Historic American Buildings Survey documentation to preserve significant elements of the airport prior to demolition (2017-2018).

Citracado Parkway Extension: A still-ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSAE resulting in the identification of a significant cultural deposit within the project area.

Westin Hotel and Timeshare (Grand Pacific Resorts): Data recovery and mitigation monitoring program in the city of Carlsbad consisted of the excavation of 176 one-square-meter archaeological data recovery units which produced thousands of prehistoric artifacts and ecofacts, and resulted in the preservation of a significant prehistoric habitation site. The artifacts recovered from the site presented important new data about the prehistory of the region and Native American occupation in the area (2017).

The Everly Subdivision Project: Data recovery and mitigation monitoring program in the city of El Cajon resulted in the identification of a significant prehistoric occupation site from both the Late Prehistoric and Archaic Periods, as well as producing historic artifacts that correspond to the use of the property since 1886. The project produced an unprecedented quantity of artifacts in comparison to the area encompassed by the site, but lacked characteristics that typically reflect intense occupation, indicating that the site was used intensively for food processing (2014-2015).

Ballpark Village: A mitigation and monitoring program within three city blocks in the East Village area of San Diego resulting in the discovery of a significant historic deposit. Nearly 5,000 historic artifacts and over 500,000 grams of bulk historic building fragments, food waste, and other materials representing an occupation period between 1880 and 1917 were recovered (2015-2017).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSAE recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town

State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—including project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February- September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of

cultural resources project report. January-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and

completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otoy Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/ monitor— included monitoring of grading activities associated with the development of a single- dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otoy Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997- January 2000.

Phase I, II, and III Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Irem Oz, Ph.D.

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Education

Doctor of Philosophy, Architecture	2022
The Pennsylvania State University, University Park, Pennsylvania	
Master of Arts, Archaeology and Art History	2014
Koc University, Istanbul, Turkey	
Bachelor of Science, City and Regional Planning	2010
Middle East Technical University, Ankara, Turkey	

Research Interests

History of Architecture	Archival Research
Historic Structure Significance Eligibility	Ethnography
Cultural Heritage Management	Qualitative Research

Experience

Architectural Historian **March 2022–Present**
BFSA Environmental, a Perennial Company

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation.

On-Call Architectural Historian **September 2021–March 2022**
Stell Environmental Enterprises, Inc.

Writing, editing, and producing cultural resource reports; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation.

**Research and Teaching Assistant/Ph.D. Candidate
The Pennsylvania State University**

August 2015–December 2021

Conducting literature reviews and research on various large-scale urban planning projects; teaching history of architecture and urban planning (ARCH 100) to non-specialist groups of 150+ students per semester; acting as a jury in architectural design studios; developing and conducting comprehensive qualitative research projects with clearly stated scope of work, cultural and scientific significance, and expected outcomes; analyzing and synthesizing spatial and socio-cultural data; producing 3-D models, site plans, section drawings and synthesis plans; preparing interview and focus group protocols, conducting expert, in-depth and walkalong interviews and moderating focus groups; writing grant applications.

**Research Assistant
UNESCO Mudurnu Cultural Heritage Management Plan Project**

March 2013–November 2014

Conducting literature reviews and archival research on the history of the town of Mudurnu in Turkey; conducting field surveys and interviews to identify local tangible and intangible cultural heritage; developing a conservation action plan; preparing and digitizing conservation implementation plan proposals

**Project Supervisor
Taksim Yapi, Istanbul**

January 2000–December 2001

Conducting literature reviews and archival research on the architectural heritage in Istanbul; developing conservation projects for the Molla Çelebi and Hüseyin Ağa Mosques in Istanbul through rigorous archival research and interviews; managing a team of 50 workers and contractors during the implementation of conservation projects; preparing and submitted fiscal reports and memos on project progress.

Scholarly Works

Oz, I. and Staub, A.

2020 The Performance of Gender and Ethnic Identity in the Diaspora Mosque in The Architect and the City. *Proceedings of the ARCC 15th International Conference.*

Oz, I. and Staub, A.

2019 Fieldwork in-between Architecture and Anthropology: The Case of Marxloh, Duisburg in *Future Praxis: Applied Research as a Bridge between the Theory and Praxis. Proceedings of the ARCC 14th International Conference.*

Oz, I. and Staub, A.

2018 The Tale of Two Mosques: Marxloher Merkez Mosque vs. Cologne Central Mosque in Architectural Research for a Global Community. *Proceedings of the EAEE ARCC 13th International Conference.*

Oz, I.

2018 The Tale of Marxloher Merkez Mosque: The Miracle of Duisburg or an Illusion of Miracle?. *Archi-DOCT, 10.*

Oz, I. and Staub, A.

2016 Integration of Turkish Migrants in Germany: A Case Study in Polarities in Architectural Research Addressing Societal Challenges. *Proceedings of the EAEE ARCC 11th International Conference.*

Oz, I.

- 2015 Spatial Representations of Ideology and Politics in Urban Scene: Keçiören Example. *Journal of Ankara Studies*, 2, 131-158.
- 2015 Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I., ..., Moralı, Y. (2014). *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*

Technical Reports

Oz, Irem

- 2022 *History of the Poultry Research Facilities at the Beltsville Agricultural Research Center*. Prepared for Stelle Environmental Enterprises, Inc to be submitted to the United States Army Corps of Engineers and the Bureau of Engravings. Report under revision.

Oz, Irem and Sarah Steinkraus

- 2022 *Historic Structure Assessment for 401 Avery Street, Walla Walla County, Washington. Parcel Numbers 350724440024, 360730220010 and 360730220029*. Prepared for Gram Northwest, LLC.
- 2021 *Historic Structure Assessment for 2121 Keene Road, Benton County, Washington. Parcel Number 122983000001009*. Prepared for Gram Northwest, LLC.

Smith, Brian F., Jennifer R.K. **Stropes**, Irem Oz, and Elena C. Goralogia

- 2022 *Historic American Buildings Survey for the Republic Supply Company of California Northern Division Headquarters (1919 Williams St.)*. Prepared for Duke Realty. Report on file at the City of San Leandro.

Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I, Moralı, Y.

- 2014 *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*

APPENDIX B
Site Record Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: P-33-029781 (21891 Bay Avenue)

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Bernardino

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

*b. USGS 7.5' Quad: *Riverside East, California*

Date: 1975 T 3 S R 4 W; M.D. B.M. San Bernardino

c. Address: 21891 Bay Avenue

City: Moreno Valley

Zip: 92553

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The project is located within Assessor's Parcel Number 263-230-003. The 21891 Bay Avenue buildings are located southwest of the intersection of Day Street and Bay Avenue in the City of Moreno Valley, County of Riverside, California.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Chain of title indicates that the eight structures located within the lot at Site P-33-029781 share the same 21891 Bay Avenue address, which were recorded as P-33-029781. However, the survey indicates that the residences were later given separate, unofficial addresses, most likely for differentiation amongst the tenants who resided at the different structures. Historic aerial photographs indicate that the eight historic structures located within Site P-33-029781 were constructed between 1953 and 1967.

21891 Bay Avenue Residence

The 21891 Bay Avenue residence is located on the northwest corner of Lot 3. According to historic aerial photographs, the residence was constructed between 1953 and 1959. The residence carries elements of the Ranch style.

The single-story residence features an irregular rectangular plan with multiple roof styles including shed and cross-gable roofs. The gable and shed roofs are covered with composite shingles. The gable roof features overhanging eaves with closed rafter ends. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco.

The primary (north) façade of the residence faces Bay Avenue. The northern end of the property is separated from the street by a metal fence with a gate. The north façade of the residence consists of a gable wall on its east side. This gable wall features a vinyl-framed sliding window. The western portion of the north façade features the main entry door and two vinyl-framed sliding windows on either side of the entry door. The western portion of the north façade is slightly recessed and features a concrete patio in front. This patio is not sheltered.

P5a. Photo or Drawing



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

HP2. Single-family property; HP4. Ancillary building

*P4. Resources Present: Building Structure Object

Site District Element of District Other (Isolates, etc.)

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

General view of the property, 2023

*P6. Date Constructed/Age and Sources:

1953-1959 (21891, 21893, 21905, 21907, and 21909 Bay Avenue single-family residences and detached garage); 1959-1967 (21895 and 21913 Bay Avenue single-family residences)/Aerial photographs

Historic Prehistoric Both

*P7. Owner and Address:

David Ornelas, T&B Planning, Inc.
4909 Murphy Canyon Road, Suite 405
San Diego, California 92123

*P8. Recorded by: (Name, affiliation, and address)

Irem Oz
BFSA Environmental Services, a Perennial Company
14010 Poway Road, Suite A
Poway, California 92064

*P9. Date Recorded: 8/15/23

*P10. Survey Type: (Describe) Cultural Resources Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Jillian L. H. Conroy, Irem Oz, and Brian F. Smith, Phase I Cultural Resources Survey of the Bay & Day Commerce Center Project, Moreno Valley, County of Riverside, California, BFSA Environmental Services, a Perennial Company, report in progress, 2023.

*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):

*Recorded by: Irem Oz

*Date: 8/15/23

Continuation Update

The east façade of the residence faces the access road that branches off of Bay Avenue. This façade features a vinyl-framed sliding window. The south façade of the residence consists of two gable walls on its east and west sides and a covered porch in between these gable walls. Both the east and west gable walls feature two vinyl-framed sliding windows of different sizes and a vent below the gable. The east gable wall is slightly recessed. A porch enclosed by lattice wood panels is located in between these gable walls. This porch was added to the residence between 1994 and 2002 and features a shed roof. The west façade of the residence features a gable wall on its north side. This gable wall features two vinyl-framed sliding windows. The southern portion of the west façade features another vinyl-framed sliding window.

21893 Bay Avenue Residence

The 21893 Bay Avenue residence is located between the 21891 and 21895 Bay Avenue residences. According to historic aerial photographs, the residence was constructed between 1953 and 1959. The residence carries elements of the Contemporary style. The residence was blocked by many mobile vehicles, temporary structures attached to the residence, and dense vegetation.

The single-story residence features a rectangular plan with multiple roof styles including shed and flat roofs. The roof features overhanging eaves with closed rafter ends. The roof is covered with composite shingles and the shed roof additions are covered with rolled roofing material. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco.

The primary (east) façade of the residence faces the access road branching off of Bay Avenue. The eastern end of the property is separated from the access road by a metal fence with a gate. The residence features two living units, accessed by the entrances located on the south façade and the north end of the east façade.

21895 Bay Avenue Residence

The 21895 Bay Avenue residence is located south of the 21893 Bay Avenue residence. It is located at the end of the access road branching off of Bay Avenue. According to historic aerial photographs, the residence was constructed between 1959 and 1967. The residence carries elements of the Minimal Ranch style.

The single-story residence features a front-gable roof and a rectangular plan. The roof is covered with composite shingles. The gable roof features overhanging eaves with closed rafter ends. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco. The area north of the residence is paved in concrete and includes two car ports.

The east façade of the residence faces the access road branching off of Bay Avenue. The east façade features the main entrance door to the residence at the center. The concrete paved area north of the residence extends towards the south and forms a narrow walkway in front of the east façade of the residence. Two sliding windows are located on either side of the main entrance door on the east façade of the residence.

The north façade of the residence faces the carports and features another entrance door between one vinyl-framed sliding window and one aluminum-framed sliding window. The south façade of the residence features one vinyl-framed sliding window and one aluminum-framed sliding window.

21905 Bay Avenue Residence and Detached Garage

The 21905 Bay Avenue residence and detached garage are located on the northeast corner of Lot 3. According to historic aerial photographs, both the residence and detached garage were constructed between 1953 and 1959. The residence carries elements of the Contemporary style. The detached garage was constructed as a utilitarian building with no specific architectural design elements.

The single-story residence features a rectangular plan with a side-gable roof. The gable roof is covered with rolled roofing material. The gable roof features overhanging eaves with closed rafter ends. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco.

The primary (north) façade of the residence faces Bay Avenue. Entry to the residence is provided by a porch constructed on the west façade of the residence. This porch is enclosed by wood lattice panels. The porch is accessed via a half door located on the north façade of the porch. Three vinyl-framed sliding windows are located east of the entrance porch. An enclosed structure is attached to the east side of the north façade. This structure is clad in wood panels. This structure was added between 2004 and 2006.

The west façade of the residence faces the access road branching off of Bay Avenue and features the lattice wood boards enclosing the entrance porch. The south façade of the residence features the enclosed patio on its west end. This façade features another door providing access to the entrance porch. Two wood-framed, double-hung windows and two vinyl-framed sliding windows are located east of the entrance porch.

The detached garage is located south of the residence and features a flat roof. A wood garage door is located on the west façade of the detached garage.

*Recorded by: Irem Oz

*Date: 8/15/23

Continuation Update

21907 Bay Avenue Residence

The 21907 Bay Avenue residence is located between the 21905 and 21909 Bay Avenue residences. According to historic aerial photographs, the residence was constructed between 1953 and 1959. The residence carries elements of the Contemporary style. The single-story residence features a rectangular plan with a projection on its north façade. The residence features a front-gable roof that is covered with rolled roofing material. The gable roof features overhanging eaves with closed rafter ends. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco.

The primary (west) façade of the residence faces the access road that branches off of Bay Avenue. The west façade features a plain wood door with a metal security screen on its north side and a vinyl-framed sliding window on its south side. The doors and the window feature awnings above. The north half of the west façade is recessed and, along with the north façade of the residence, forms a sheltered porch in front. A vinyl-framed sliding window is located on the north façade of the residence. The north façade of the north projection does not exhibit any features.

The south façade of the residence features another entrance door with a security screen in front and three vinyl-framed sliding windows. The east façade of the residence is partially blocked by a mobile structure on its south side. The north side of the east façade of the residence features two vinyl-framed sliding windows.

21909 Bay Avenue Residence

The 21909 Bay Avenue residence is located between the 21907 and 21913 Bay Avenue residences. According to historic aerial photographs, the residence was constructed between 1953 and 1959. The residence carries elements of the Contemporary style.

The single-story residence features a rectangular plan with a recessed northwest corner. The residence features a front-gable roof that is covered with composite shingles. The gable roof features overhanging eaves with closed rafter ends. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco.

The primary (west) façade of the residence faces the access road branching off of Bay Avenue. The west façade features two plain wood doors. One is located on the south end of the west façade and the other is located on the recessed north portion of the west façade. The northwest corner of the residence is recessed, forming a small porch sheltered by the main roof of the residence. This porch is enclosed by the north end of the west façade and the west end of the north façade.

The north façade of the residence features a sliding window and a double-hung window on its eastern portion. Both of these windows are vinyl framed. As mentioned above, the west end of the north façade is recessed. A door with a metal security screen is located on the recessed west end of this façade. The east end of the south façade is blocked by a privacy fence. A vinyl-framed sliding window is located on the west end of the south façade.

21913 Bay Avenue Residence

The 21913 Bay Avenue residence is located south of the 21909 Bay Avenue residence. According to the historic aerial photographs, the residence was constructed between 1959 and 1967 and the residence carries elements of the Ranch style.

The single-story residence features an irregular rectangular plan with a projection on its west façade. The residence exhibits a cross-gable roof covered with composite shingles. The roof features overhanging eaves with closed rafter ends. The residence was constructed using standard frame construction on a concrete foundation. The exterior walls are clad in stucco.

The primary (west) façade of the residence faces the access road that branches off of Bay Avenue. The north end of the west façade is not visible due to parked vehicles; however, it is likely that this portion of the residence is an attached garage. A gable wall is located south of the attached garage. This gable wall projects west and features an aluminum-framed window with four window units. The portion of the west façade located south of the projection is recessed and features the main entrance door and three vinyl-framed sliding windows of various sizes.

The southwest corner of the residence is recessed, forming a sheltered porch. Another entrance door is located on the recessed south end of the west façade. The south façade of the residence features the sheltered porch on its west side and a plain, stucco-clad wall on its east side. The east façade of the residence features five sliding windows of various sizes and the east façade of the attached garage features two window openings.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: P-33-029781 (21891 Bay Avenue)

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

*B5. **Architectural Style:** Ranch (21891 and 21913 Bay Avenue residences); Contemporary (21893, 21907, and 21909 Bay Avenue residences and 21905 residence and detached garage); Minimal Ranch (21895 Bay Avenue residence)

*B6. **Construction History:** (Construction date, alterations, and date of alterations) 21891, 21893, 21905, 21907, and 21909 Bay Avenue single-family residences and detached garage constructed **between 1953 and 1959**; 21895 and 21913 Bay Avenue single-family residences constructed **between 1959 and 1967**; porch added to the east façade of the 21891 Bay Avenue residence **between 1994 and 2002**; and an enclosed structure is attached to the east side of the north façade of the 21905 Bay Avenue residence **between 2004 and 2006**.

*B7. **Moved?** No Yes Unknown **Date:** N/A

Original Location: N/A

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance Theme:** N/A

Area: Moreno Valley

Period of Significance: 1953 to 1967

Property Type: Residential

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 21891 and 21913 Bay Avenue residences were constructed in the Ranch style between 1953 and 1959 and between 1959 and 1967, respectively. The 21893, 21905, 21907, and 21909 Bay Avenue residences were constructed between 1953 and 1959 in the Contemporary style. The 21895 Bay Avenue residence was constructed in the Minimal Ranch style between 1959 and 1967. Of the seven aspects of integrity, the single-family residences and detached garage were determined to retain integrity of location, design, and materials. The structures have never possessed integrity of workmanship or association and they do not retain integrity of setting or feeling. The buildings were evaluated as ineligible for designation under California Register of Historical Resources (CRHR) Criteria 1 and 2 due to a lack of association with any significant persons or events. The buildings are not considered good examples of the Ranch, Minimal Ranch, or Contemporary styles, are not architecturally significant, were not constructed using indigenous materials, and are not a valuable example of the use of indigenous materials or craftsmanship, and therefore, are not eligible for designation under CRHR Criterion 3. The buildings are also not eligible under CRHR Criterion 4 as they likely cannot yield any additional information about the history of the Moreno Valley area, County of Riverside, or the state of California.

The historic buildings at 21891 Bay Avenue have been evaluated as not historically or architecturally significant under any of CRHR criteria due to a lack of association with any significant persons or events and not being representative examples of any specific architectural style, period, or region. Because the buildings are not Historical Resources as defined by the California Environmental Quality Act, it was determined that the County may make a finding of No Impact with regard to historic-period built environment resources in the project.

B11. Additional Resource Attributes (List attributes and codes): None

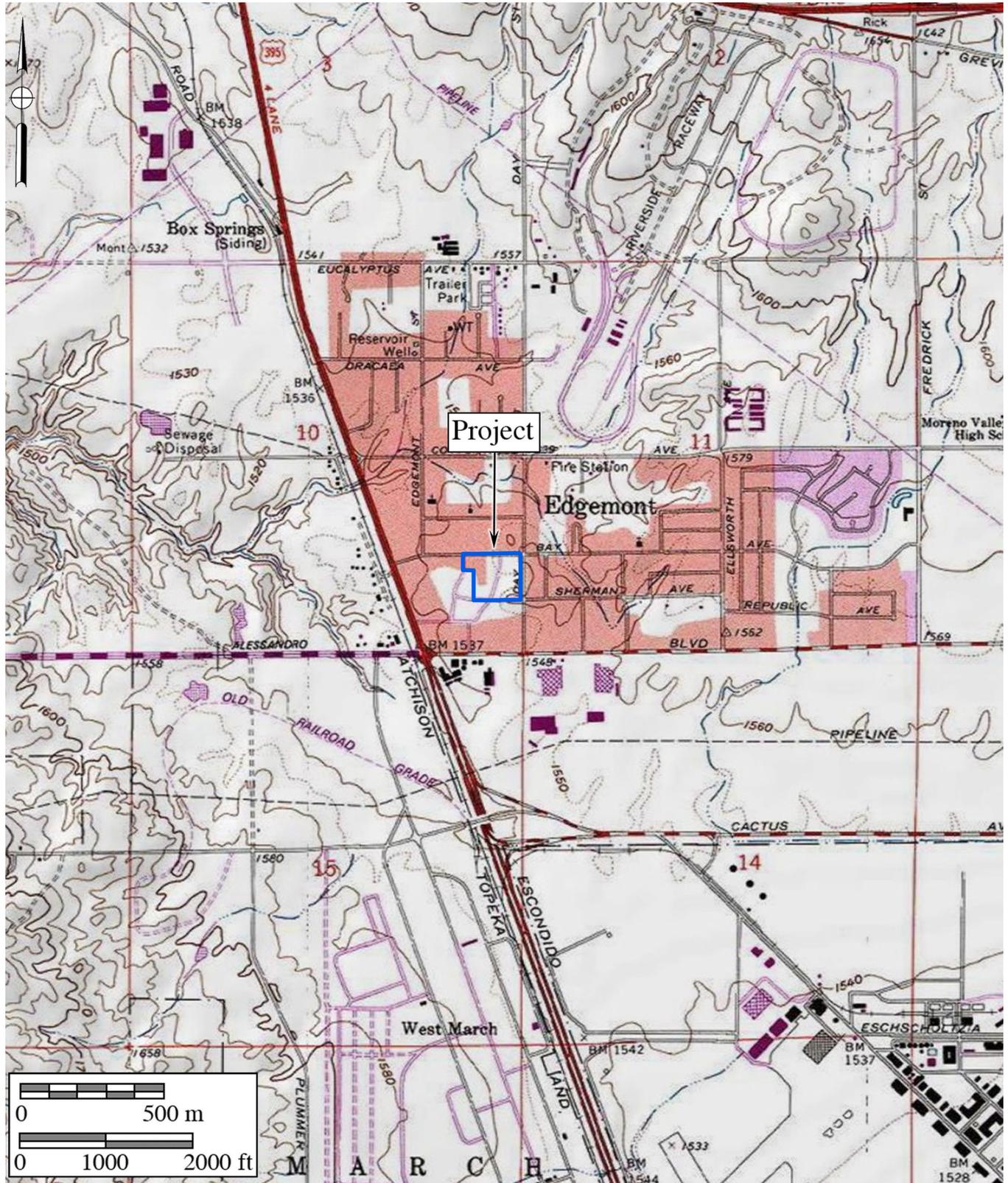
*B12. **References:** See Conroy, Oz, and Smith (2023) for additional references

B13. Remarks: None

*B14. **Evaluator:** Irem Oz

***Date of Evaluation:** 8/15/23





APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX D

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX E
Historic USGS Maps

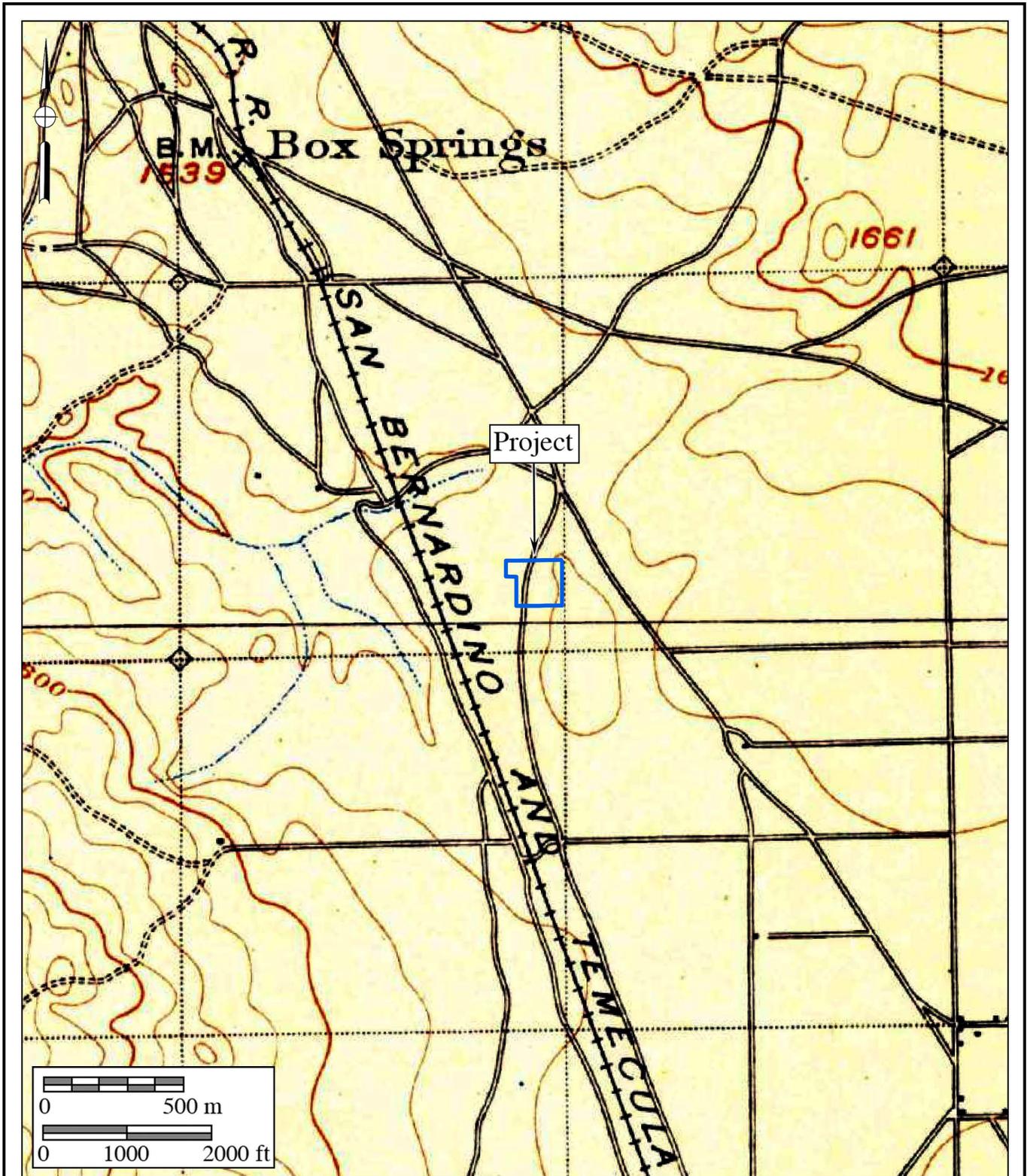
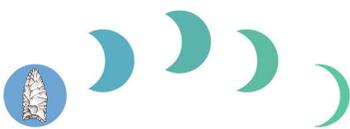


Figure 1

1901 USGS Map

The Bay & Day Commerce Center Project

USGS *Riverside* Quadrangle (15-minute series)



BFS Environmental Services
A Perennial Company

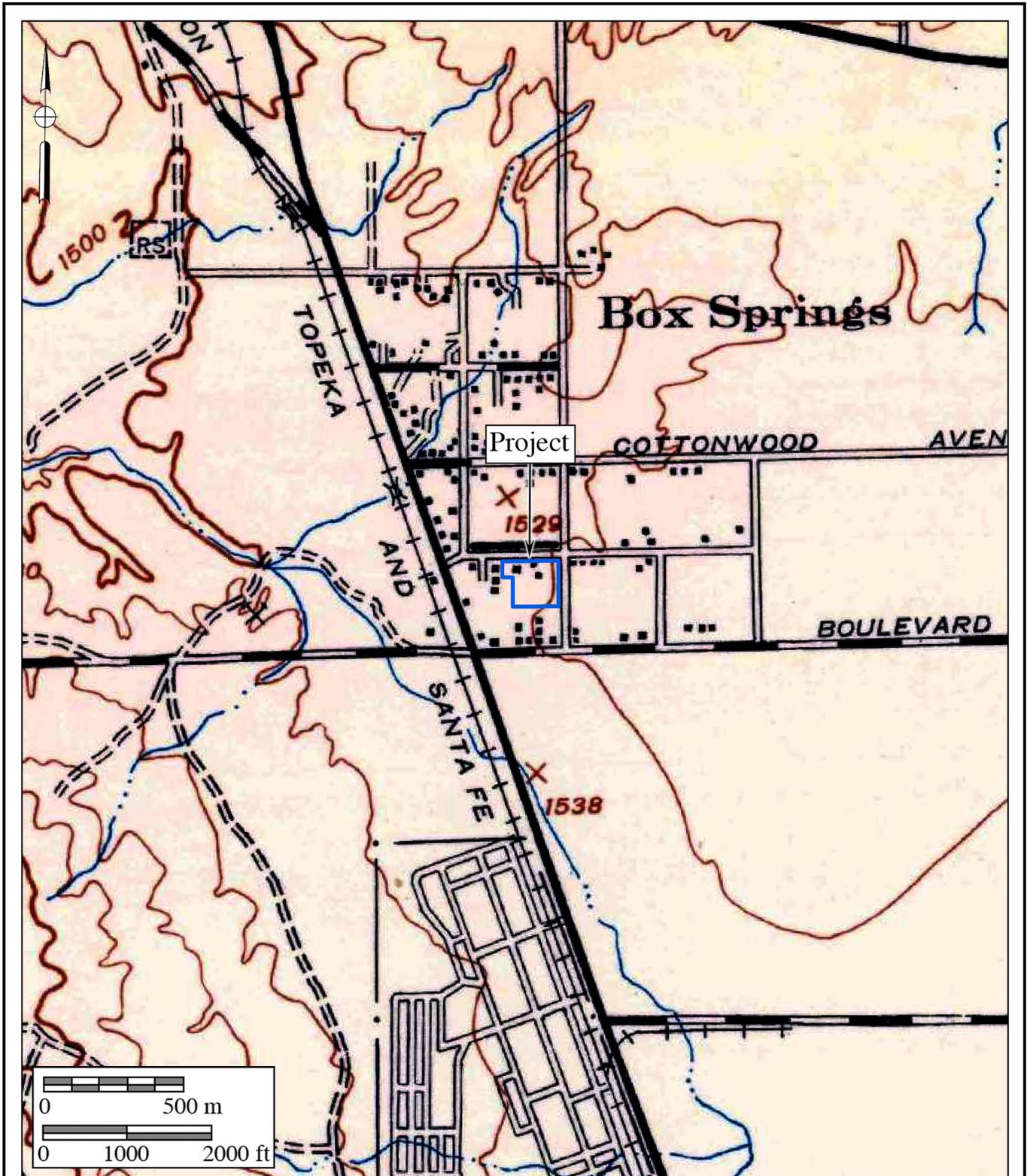
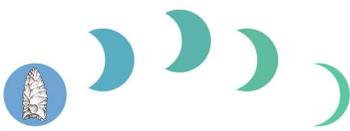


Figure 2
1942 USGS Map

The Bay & Day Commerce Center Project

USGS *Riverside* Quadrangle (15-minute series)



BFS A Environmental Services
 A Perennial Company

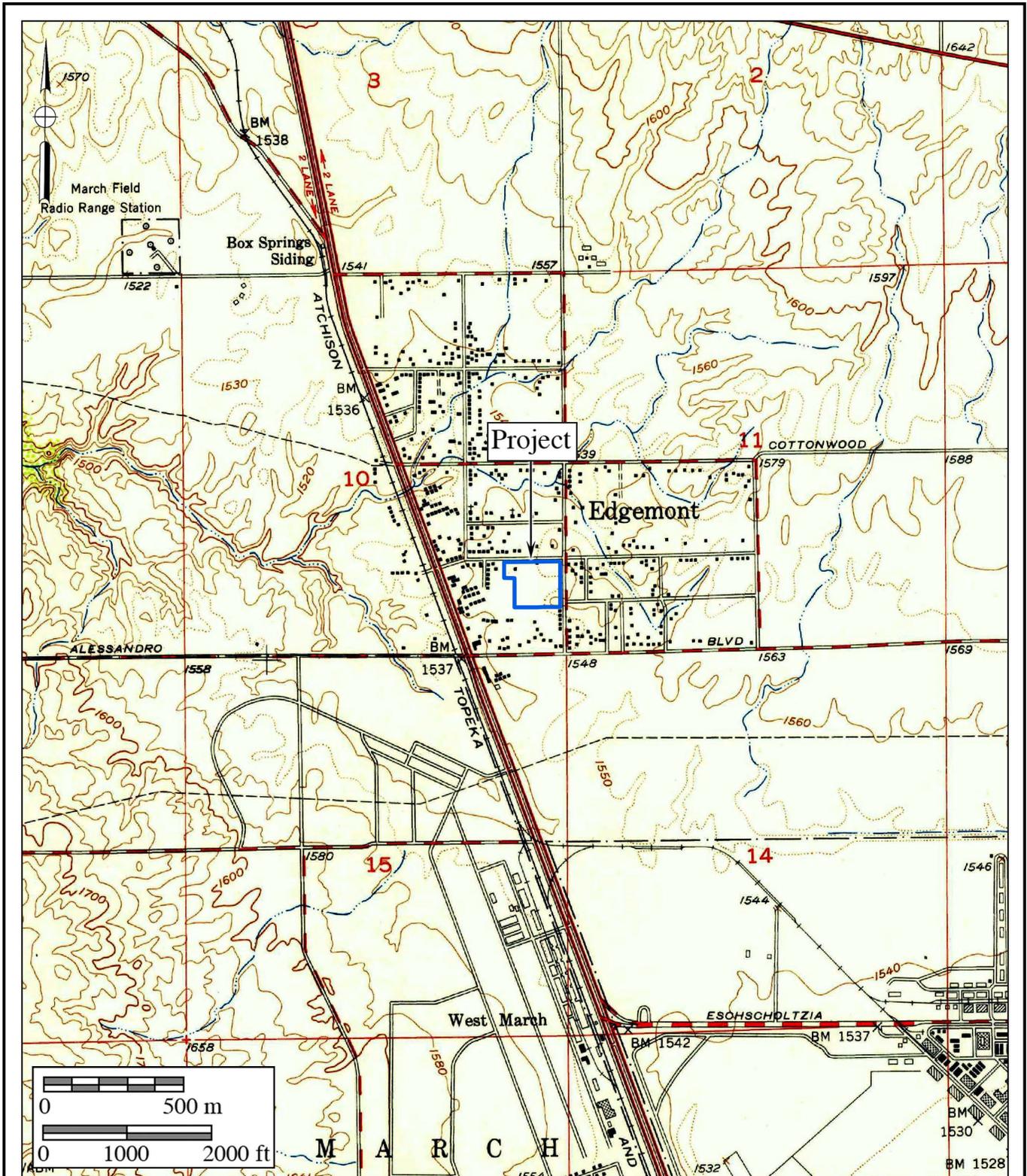


Figure 3
1953 USGS Map

The Bay & Day Commerce Center Project
 USGS *Riverside East* Quadrangle (7.5-minute series)

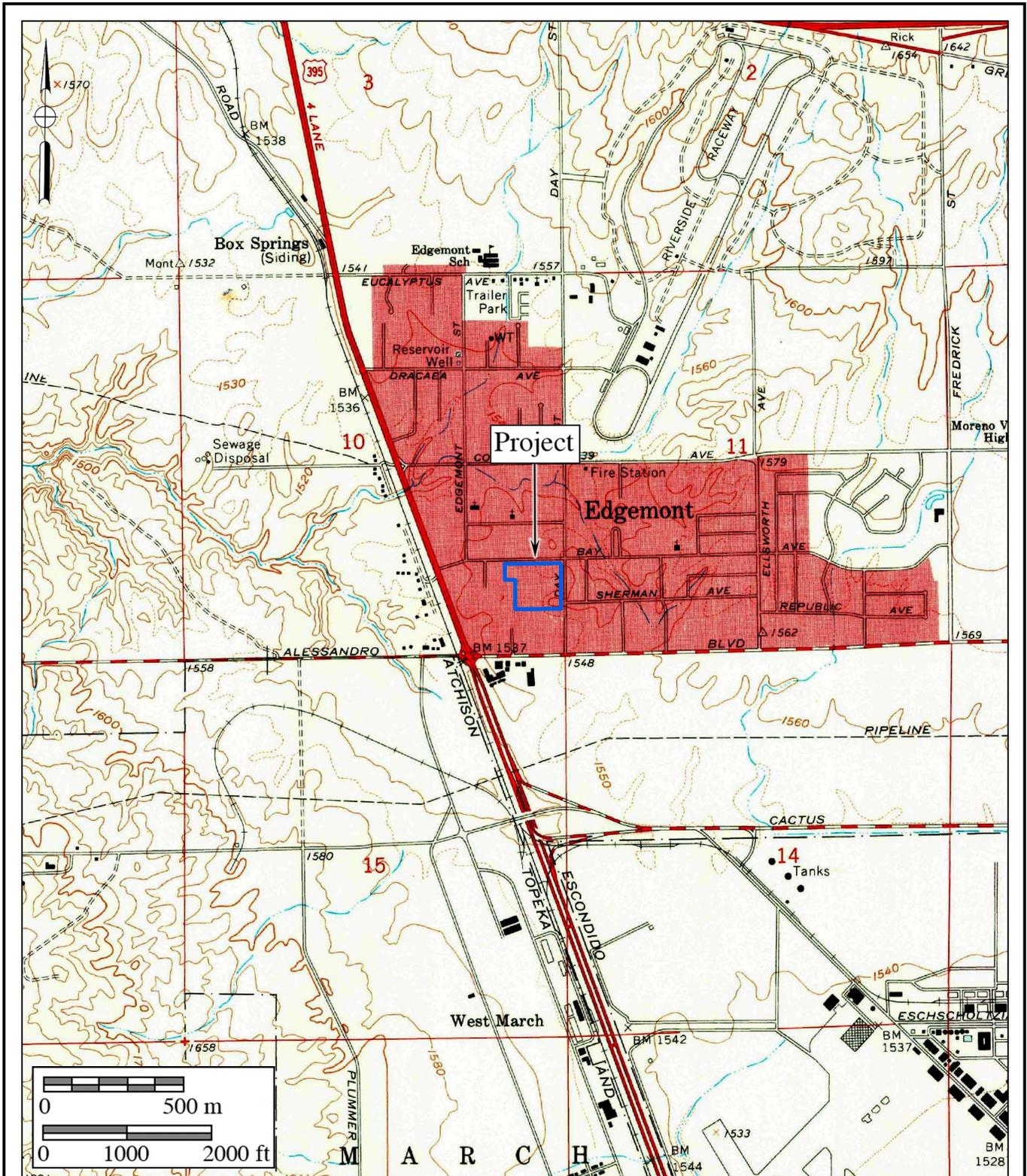


Figure 4
1967 USGS Map

The Bay & Day Commerce Center Project
 USGS Riverside East Quadrangle (7.5-minute series)