

# Appendix 5.2

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Cultural Resources

# CULTURAL RESOURCES ASSESSMENT

## Eastvale 54-Acre Project Eastvale, Riverside County, California

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### **Database Information:**

*Type of Study:* Cultural Resources Assessment/Inventory/Evaluation  
*Resources Recorded:* Historic Period Residence at 6207 Archibald Avenue  
*Keywords:* Eastvale, Orchard, Dairy, Historic-period House  
*USGS Quadrangle:* 7.5-minute Corona North, California (1981)



**BCRCONSULTING LLC**

November 26, 2019

## MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to ELMT Consulting to conduct a Cultural Resources Assessment of the Archibald and Limonite 54-Acre Project (project) in the City of Eastvale, Riverside County, California. The work is being performed pursuant to the California Environmental Quality Act (CEQA). A cultural resources records search and field survey were conducted for the project. The records search revealed that 26 cultural resource studies have taken place resulting in the recording of three cultural resources within one mile of the project site. Of the 26 previous studies, four have previously assessed portions of the project site, and no cultural resources have been previously recorded within its boundaries.

During the field survey, BCR Consulting archaeologists identified a historic-era single family residence that originally occupied an orchard (no longer present). The resource does not meet the criteria for inclusion in the California Register of Historical Resources. As a result, BCR Consulting recommends a finding of no impacts to historical resources under CEQA for this project. BCR Consulting also recommends that no additional cultural resources work or monitoring is necessary during proposed activities associated with the development of the proposed project. However, if previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

Please note that Dr. Samuel McLeod, a professional paleontologist from the L.A. Natural History Museum has provided a report (Appendix B) indicating that substantial excavations at the project site should be monitored for the presence of fossils. During monitoring, sediment samples should be collected from finer-grained deposits and processed to determine their small fossil potential. Any fossils collected should be placed in an accredited scientific institution for the benefit of current and future generations.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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## INTRODUCTION

BCR Consulting LLC (BCR Consulting) is under contract to ELMT Consulting to conduct a Cultural Resources Assessment of the Eastvale 54-Acre Project (project) in the City of Eastvale, Riverside County, California. Parcels subject to this assessment are identified as Assessor Parcel Numbers (APNs) 144-010-015, -020, -023, and -024. The work is being performed pursuant to the California Environmental Quality Act (CEQA). The project site is located in Sections 22 and 27 of Township 2 South, Range 7 West, San Bernardino Baseline and Meridian. It is depicted on the United States Geological Survey (USGS) *Corona North, California* (1981) 7.5-minute topographic quadrangle (Figure 1).

## NATURAL SETTING

### Geology

The project is located in the eastern portion of the Chino Valley (locally known as the Jurupa Valley), which is bounded on the west by the Puente Hills, on the south by the Chino Hills, on the north by the foothills of the San Gabriel Mountains, and on the east by the Jurupa Mountains (USGS 1981). Previous geologic mapping indicates that the proposed project site is situated entirely upon Holocene and late Pleistocene young alluvial fan deposits (Morton and Gray 1995). These locally consist of gray-hued sand and cobble, and gravel-sand deposits coming from diverse sedimentary units. Field observations during the current study are basically consistent with these descriptions, although heavy disturbances related to grading and fill placement for buildings and structures, roads, and agriculture have displaced disturbed native soils. None of the materials observed during the field survey exhibited evidence of the manufacture or acquisition of prehistoric stone tools or materials.

### Hydrology

Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971: 36-37). The area containing the project site sits on a flood plain of the Santa Ana River approximately 2.7 miles to the south (USGS 1995).

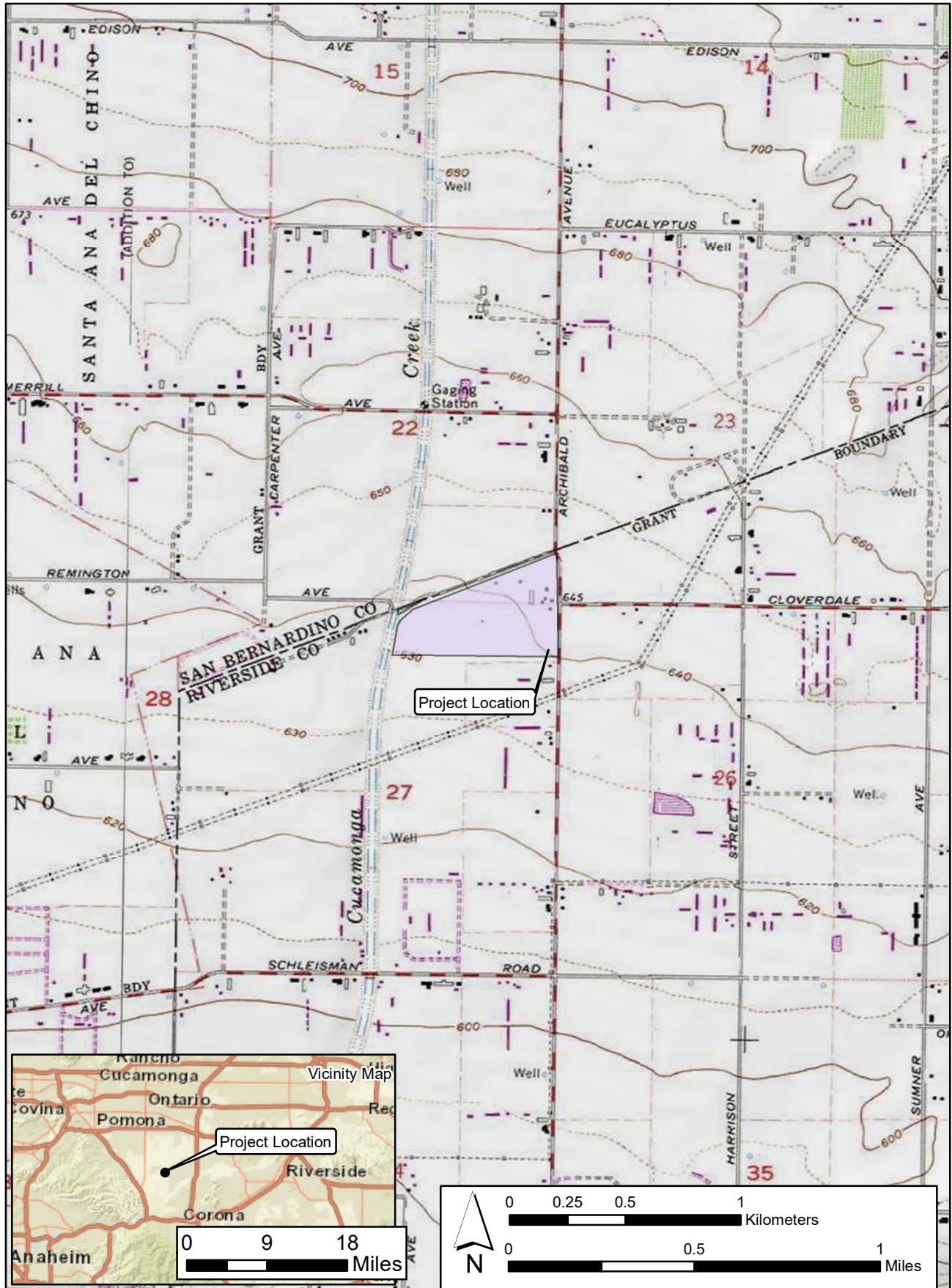
### Biology

The native biology of the region is difficult to reconstruct due to recent and historical agricultural and residential impacts. However, the project site is situated in the Upper Sonoran Life Zone, which is locally present between approximately 500 and 5,000 feet AMSL. This zone typically comprises cismontane valleys and low mountain slopes dominated by mixed coastal sage scrub and chaparral vegetation communities (Williams 2008).

## CULTURAL SETTING

### Prehistory

Two primary regional syntheses are commonly utilized in the archaeological literature for southern California. Wallace defined the first of these syntheses in 1955, comprising four successive cultural horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. In



1984 Warren devised a new synthesis containing five culturally-defined periods, which represented the region's first attempt at an ecologically based and comprehensive approach. These include the Lake Mojave, Pinto, Gypsum, Saratoga Springs, and Protohistoric Periods. Environmental shifts defined their parameters, and Warren viewed changes in settlement patterns and subsistence focus as cultural adaptations to these shifts. The most obvious indications of the changing environment are derived from paleo-ecological data which revealed the following trends: warming during the late Pleistocene, drying of desert lakes and subsequent (and brief) return to pluvial conditions during the Holocene and middle Holocene, and a general warming and drying trend (with occasional reversals) that continue into the modern era (Warren 1984).

## **Ethnography**

The project site is located within the traditional boundaries of the Gabrielino (Bean and Smith 1978; Kroeber 1925). The Gabrielino probably first encountered Europeans when Spanish explorers reached California's southern coast during the 15th and 16th centuries (Bean and Smith 1978; Kroeber 1925). The first documented encounter, however, occurred in 1769 when Gaspar de Portola's expedition crossed Gabrielino territory (Bean and Smith 1978). Other brief encounters took place over the years, and are documented in McCawley 1996 (citing numerous sources). The Gabrielino name has been attributed by association with the Spanish mission of San Gabriel, and refers to a subset of people sharing speech and customs with other Cupan speakers (such as the Juaneño/Luiseño/Ajachemem) from the greater Takic branch of the Uto-Aztecan language family (Bean and Smith 1978). Gabrielino villages occupied the watersheds of various rivers (locally including the Santa Ana) and intermittent streams. Chiefs were usually descended through the male line and often administered several villages. Gabrielino society was somewhat stratified and is thought to have contained three hierarchically ordered social classes which dictated ownership rights and social status and obligations (Bean and Smith 1978:540-546). Plants utilized for food were heavily relied upon and included acorn-producing oaks, as well as seed-producing grasses and sage. Animal protein was commonly derived from rabbits and deer in inland regions, while coastal populations supplemented their diets with fish, shellfish, and marine mammals (Boscana 1933, Heizer 1968, Johnston 1962, McCawley 1996). Dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles were specifically not utilized as a food source (Kroeber 1925:652).

## **History**

Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present).

**Spanish Period.** The first European to pass through the area is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771 near what today is Pasadena (Beck and Haase 1974). Garces was followed by Alta California Governor Pedro Fages, who briefly explored the region in 1772. Searching for San Diego Presidio deserters, Fages had traveled through Riverside to San Bernardino,

crossed over the mountains into the Mojave Desert, and then journeyed westward to the San Joaquin Valley (Beck and Haase 1974).

**Mexican Period.** In 1821, Mexico overthrew Spanish rule and the missions began to decline. By 1833, the Mexican government passed the Secularization Act, and the missions, reorganized as parish churches, lost their vast land holdings, and released their neophytes (Beattie and Beattie 1974).

**American Period.** The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861–1862, followed by a significant drought diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19<sup>th</sup> century, set the stage for diversified economic pursuits that have continued to proliferate to this day (Beattie and Beattie 1974; Cleland 1941).

**Local Sequence.** Eastvale’s history is closely tied to the surrounding cities: Corona, Ontario, Chino, and Norco (DeGrandpre 2018). An agricultural center had been established during the rancho (or Mexican) period and, being located on an alluvial plain at the nexus of three meandering watercourses, the region exhibited as much as four feet of fertile topsoil (USGS 1981). As a result, the area became known for successful orchard and row crops, and eventually (and perhaps most enduringly) dairy. Chino, which shares a boundary with Eastvale, remained agricultural throughout the depression and World War II, but by the 1950s semi-rural subdivisions and dairies began to define the economic landscape (Musselwhite 2005). Favorable zoning encouraged Dutch dairy-farmers to settle, resulting in the formation of the most productive milk-producing community in the United States. Encroaching suburban settlements and the resulting zone changes have since caused many dairies to relocate, resulting in a reconfiguration of many parcels from agricultural to a retail/bedroom community (ibid).

## PERSONNEL

David Brunzell, M.A., RPA acted as the Project Manager and Principal Investigator for the current study. He also compiled the technical report. BCR Consulting Staff Archaeologist Nicholas Shepetuk contributed to the technical report and performed the cultural resources records search at the Eastern Information Center (EIC) located at the University of California, Riverside. The field survey was completed by Mr. Brunzell.

## RESEARCH DESIGN

This work was completed pursuant to CEQA, the Public Resources Code (PRC) Chapter 2.6, Section 21083.2, and California Code of Regulations (CCR) Title 14, Chapter 3, Article



5, Section 15064.5. The pedestrian cultural resources survey was intended to locate and document previously recorded and new cultural resources, including archaeological sites, features, isolates, and historic buildings, that exceed 45 years in age within defined project boundaries. The project site was examined using systematic pedestrian field survey methods. The study is intended to determine whether cultural resources are located within the project boundaries, whether any cultural resources are significant pursuant to the above-referenced regulations and standards, and to develop specific mitigation measures that will address potential impacts to existing or potential resources. Tasks pursued to achieve that end include:

- Cultural resources records search to review any studies conducted and the resulting cultural resources recorded within a one-mile radius of the project boundaries
- Additional research through various local and regional resources
- Systematic pedestrian survey of the project site
- California Register of Historical Resources (California Register) eligibility evaluation for any cultural resources discovered
- Development of recommendations for cultural resources documented within the project boundaries, following CEQA guidelines
- Completion of Department of Park and Recreation (DPR) 523 forms for any discovered cultural resources.
- Vertebrate paleontology resources report through Dr. Samuel McLeod of the Los Angeles County Natural History Museum
- Sacred Lands File search through the Native American Heritage Commission.

## METHODS

### Research

**Records Search.** An archaeological records search was conducted at the EIC prior to fieldwork. This included a review of all recorded historic and prehistoric cultural resources, as well as a review of known cultural resources, and survey and excavation reports generated from projects located within one mile of the project site. In addition, a review was conducted of the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and documents and inventories from the California Office of Historic Preservation including the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

**Additional Research.** BCR Consulting performed additional research through records of the General Land Office Maintained by the Bureau of Land Management, the San Bernardino County Assessor, the San Bernardino County Historical Archives, and through various Internet resources.

**Sacred Lands File Search.** BCR Consulting contacted the Native American Heritage Commission (NAHC) to request a Sacred Lands File search for the project.

## Field Survey

An archaeological pedestrian field survey of the project site was conducted on February 30, 2019. The survey was conducted by walking parallel transects spaced approximately 15 meters apart 100 percent of the accessible project site. Soil exposures, including natural and artificial clearings were carefully inspected for evidence of cultural resources. Digital photographs were taken at various points within the project site. These included overviews as well as detail photographs of all cultural resources. Cultural resources were recorded per the California OHP *Instructions for Recording Historical Resources* in the field using:

- Detailed note taking for entry on DPR Forms (see Appendix A)
- Hand-held Garmin Global Positioning systems for mapping purposes
- Digital photography of all cultural resources (see Appendix A and C).

## Paleontological Overview

BCR Consulting initiated a paleontological overview for the project with Dr. Samuel McLeod of the Los Angeles County Natural History Museum. Dr. McLeod has reviewed relevant paleontological sensitivity maps and reports completed in the vicinity of the project to assess sensitivity for buried paleontological resources (i.e. fossils).

## RESULTS

### Research

**Records Search.** Data from the EIC revealed that 26 cultural resource studies have taken place resulting in the recording of three cultural resources within one mile of the project site. Of the 26 previous studies, four have previously assessed portions of the project site, and no cultural resources have been previously recorded within its boundaries. The records search is summarized as follows:

**Table A. Cultural Resources Within One Mile of the Project Site**

USGS 7.5 Min Quad	Cultural Resources Within One Mile of the Project Site (Distance; Author; California Register Eligibility Status)
Corona North (1981)	P-19-24210: Historic-period dairy (1/2 mile SW; Yates 2012; Not Evaluated)
	P-19-24211: Historic-period bldgs. (1/2 mile WSW; Yates 2012; Not Evaluated)
	P-19-24212: Historic-period dairy (3/4 mile SW; Yates 2012; Not Evaluated)

**Table B. Cultural Resource Studies Reviewed for the Project**

RI-1674: Macko, Michael E., Edward B. Weil, Jill Weisbord, John Cooper (1983) <i>Final Report Mira Loma-Serrano 500 kV DC and Serrano-Villa Park 220 kV Transmission Line Project</i> . On File at the EIC .
RI-3057: Holz, Barbara and Beth Padon (1990) <i>An Archaeological Assessment of 2.5 Miles of Southern California Gas Line No. Chino Loop Riverside and San Bernardino Counties, California</i> . On File at the EIC.
RI-5049: McKenna, Jeanette (2003) <i>Archaeological Survey Report: A Phase I Cultural Resources Investigation for the Proposed Eastvale Water and Sewer Master Plan, Riverside County</i> . On File at the EIC.
RI-5841: Love, Bruce (2001) <i>Historical/Archaeological Resources Survey Report Chino I Desalter Expansion &amp; Chino II Desalter and Support Facilities</i> . On file at the EIC.
RI-9000: Tang, "Tom" Bai (2014) <i>Historical/Archaeological Resources Survey Report Chino III Desalter Expansion Project</i> . On file at the EIC.

**Table C. Cultural Resource Studies Conducted within One Mile of the Project**

RI-1505, 1674, 3015, 3057*, 3058, 3590, 4924, 4980, 5049*, 5052, 5390, 5398, 5399, 5841*, 6461, 6545, 7840, 8535, 8536, 8763, 8772, 8813, 9000*, 9614, 9999, 34671
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\*Previously assessed a portion of the project site for cultural resources.

**Sacred Lands File search.** The results of the Sacred Lands File search requested from the NAHC were negative (see Appendix D).

**Additional Research.** Additional research was performed for the project site to provide the following context for a historic-period orchard developed during the historic era (i.e. greater than 45 years ago) within its boundaries (see also Field Survey Results, below). Please see Appendix A for citations.

An orchard was developed at the subject property by 1938, when the house and several ancillary buildings were constructed. It was typical of many local properties similarly developed during the early part of the 20<sup>th</sup> century. The earliest available property records show that Thomas M. Morgan and Helen Currie Morgan acquired the operational orchard in the 1930s. An immigrant from Wales, Thomas had risen to president of the Globe Bearing Company in Glendale, where the family also resided. The Morgans never lived on the property. Federal Census records show that the Morgans rented the property to Oscar Imbach, a local dairyman. Oscar's father John (a Swiss immigrant) owned an adjacent dairy farm to the north. In 1943 Thomas Morgan died at age 68, leaving the subject property to his wife Helen. Helen sold the property to Oscar and Ruth Imbach in 1944. The orchard was removed by 1959. By the 1970s, all of the original orchard buildings had been demolished and only the residence remained. A modern dairy (including shade awnings, barns, milk barn and pen, fenced corrals, two modern houses) was subsequently constructed by the Imbach family on the property between 1975 and 1976. The Imbach family sold the property in 1979, although it remains in operation as a dairy.

### Field Survey

The project site had sparse grass coverage and visibility was approximately 80 percent in areas that were surveyed. Accessible landscaped yards were also surveyed. The corrals were occupied by cows and were not accessible. Sediments included sandy silt with very few rocks or cobbles. One historic-period house was identified during the survey and is described in detail below. The property contains a number of modern buildings and structures that were developed during a complete reconfiguration of the project site from 1975 to 1976 (see Appendix A). The modern buildings include two houses on Archibald Avenue, a milk barn and pen, a corrugated steel garage and small attached feed barn, three hay barns, a large feed barn, and 19 shade awnings. According to available aerial photos, a settling pond was constructed on the western portion of the property in the 1970s, and a swimming pool was constructed behind the northern-most modern house between 1994 and 2002 (see [www.historicaerials.com](http://www.historicaerials.com)). Most of the property is enclosed within fenced corrals, configured during the modern development of the dairy. One historic-period house remains on the property, identified as 6207 Archibald Avenue.

**6207 Archibald Avenue.** The subject property is occupied by single-family residence that is historic in age (i.e. over 45 years old). The residence is a two-story wood frame house.

Shake shingles top a portion of the house, and some original windows remain. These elements combined with documentation (see Additional Research above and Appendix A) indicate an early-20<sup>th</sup> century construction date, however severe alterations have rendered any architectural style unrecognizable. Archival research failed to indicate the builder or architect. Post-orchard alterations to the residence include the addition of stucco, the addition of some aluminum windows, removal of most of the shake roof, and enclosure of a former rear porch. This house and a Eucalyptus windrow fronting Archibald Avenue are the only remnants of the pre-1938 orchard. The residence now occupies a modern dairy. It is in fair condition.

### **Paleontological Overview**

This project is being completed pursuant to CEQA with the City as lead agency. CEQA Appendix G (part V) of the CEQA Guidelines indicates that a project would have a significant impact on paleontological resources if it will disturb or destroy a unique paleontological resource or site or unique geologic feature. Section 5097.5 of the California Public Resources Code specifies that any unauthorized removal of paleontological remains is a misdemeanor. To that end Dr. Samuel McLeod, a professional paleontologist from the L.A. Natural History Museum has provided a report (Appendix B) indicating that substantial excavations at the project site should be monitored for the presence of fossils. During monitoring, sediment samples should be collected from finer-grained deposits and processed to determine their small fossil potential. Any fossils collected should be placed in an accredited scientific institution for the benefit of current and future generations.

### **SIGNIFICANCE EVALUATIONS**

During the field survey, one historic-period resource was identified. CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance.

#### **Significance Criteria**

**California Register of Historical Resources.** The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local, California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

### California Register Evaluation

**6207 Archibald Avenue.** Criterion 1: The property at 6207 Archibald Avenue fits within a context of pre-war agricultural development of the Chino Valley. Most of the original orchard-related buildings were removed by the 1960s, and the modern dairy was constructed between 1975 and 1976 (i.e. after the historic period). Since the transition to dairy occurred after the historic period it is not associated with important events related to the founding and/or development of the industry. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has not linked the subject property with individuals who have been notable in local, state, or national history. Criterion 3: The residence is a farmhouse that has been altered so severely that an architectural style is not apparent. Archival research did not indicate the builder or architect. Post-orchard alterations to the residence include the addition of stucco, the addition of some aluminum windows, removal of most of the shake roof, and enclosure of a former rear porch. Therefore, the property does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual or possess high artistic values. Criterion 4: Extensive research has exhausted this resource's data potential, and as such it has not and is not likely to yield information important in prehistory or history. The subject property and its constituent historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such is not recommended a historical resource under CEQA.

**Integrity.** The building remains in its original location, so the property maintains its integrity of location. The orchard was removed and has been replaced by a modern dairy. This has diminished the integrity of feeling and association. Post-orchard alterations (the addition of stucco, the addition of some aluminum windows, removal of most of the shake roof, and enclosure of a former rear porch) have also negatively impacted the house's integrity of design, materials, and workmanship.

### SENSITIVITY FOR BURIED RESOURCES

Aerial photos and topographic maps show that water naturally flows across the project site from northeast to southwest. When the orchard was developed, fields were terraced and reoriented to north by south and buildings were constructed on the eastern half of the property. Additional excavation and grading occurred during removal of the orchard, building demolition, and construction of the modern dairy. When the modern dairy was constructed, fields were excavated and graded again to accommodate new buildings, shade awnings, roads, and corrals. The western portion of the property has been excavated and graded to

create and maintain a large settling pond for the dairy surrounded on two sides by a four-foot high berm. Field observations and research indicate that the top four (plus) feet of sediment have been disturbed throughout the property. These factors combine to confer a low sensitivity for intact buried archaeological resources within the project site boundaries.

## **RECOMMENDATIONS**

Based on the above results, BCR Consulting recommends a finding of no impacts to historical resources under CEQA for this project. BCR Consulting also recommends that no additional cultural resources work or monitoring is necessary during proposed activities associated with the development of the project site. However, if previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

Please note that Dr. Samuel McLeod, a professional paleontologist from the L.A. Natural History Museum has provided a report (Appendix B) indicating that substantial excavations at the project site should be monitored for the presence of fossils. During monitoring, sediment samples should be collected from finer-grained deposits and processed to determine their small fossil potential. Any fossils collected should be placed in an accredited scientific institution for the benefit of current and future generations.

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2012 Site Record for P-19-24212. On File at the Eastern Information Center, University of California, Riverside.



**APPENDIX A**  
**DPR523 FORMS**

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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 3

\*Resource Name or #: 6207 Archibald Avenue

P1. Other Identifier: N/A

\*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: Corona North, CA Date: 1981 T2S; R7W; Section 22; SBBM

c. Address: 6207 Archibald Avenue City: Eastvale

Zip:

d. UTM: Zone: N/A mE/

Elevation: 645' AMSL

e. Other Locational Data: The subject property is located on the west side of South Archibald Avenue immediately to the northwest of the western terminus of Limonite Avenue in Eastvale, Riverside County.

\*P3a. Description: The subject property is occupied by single-family residence that is historic in age (i.e. over 45 years old). The residence is a two-story wood frame house. Shake shingles top a portion of the house, and some original windows remain. These elements combined with documentation indicate an early-20<sup>th</sup> century construction date, however severe alterations have rendered any architectural style unrecognizable. This house and a Eucalyptus windrow fronting Archibald Avenue are the only remnant of a pre-1938 orchard and now occupies a modern dairy. The house is in fair condition.

\*P3b. Resource Attributes: Single-Family Residential

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



\*P4. Resources Present:

- Building  Structure  
 Object  Site  District  
 Element of District  Other

\*P5b. Description of Photo:  
(View, date, accession #)  
Photo 1: View SW.

\*P6. Date Constructed/  
Age and Sources:  Historic  
CA 1930 (see BSO, page 2).  
 Prehistoric  Both

\*P7. Owner and Address:  
Orbis Real Estate Partners  
280 Newport Center Dr #240,  
Newport Beach, CA 92660

\*P8. Recorded by:  
D., Brunzell  
BCR Consulting LLC  
Claremont, California 91711

\*P9. Date: 1-30-2019

\*P10. Survey Type:  
Intensive.

\*P11. Report Citation:  
*Cultural Resources  
Assessment, Eastvale 54  
Project, Eastvale, Riverside  
County, California*

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code: 6Z \*Resource Name or # (Assigned by recorder) 6207 Archibald Avenue

B1. Historic Name: Imbach Ranch

B2. Common Name: N/A

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

\*B5. Architectural Style: Farm House, Vernacular

\*B6. Construction History: The subject property was established as an orchard by 1938, when the house and several ancillary buildings (no longer present) were constructed. By 1959 the orchard had been removed, but buildings comprising the original complex remained in place. With the exception of the residence (which has been altered but remains in place), all of the orchard buildings were removed in the 1970s when the modern dairy was constructed (see United States Department of Agriculture 1938, 1959, 1967, 1994). Post-orchard alterations to the residence include the addition of stucco, the addition of some aluminum windows, removal of most of the shake roof, and enclosure of a former rear porch.

\*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: Agricultural Development

Area: Chino Valley Period of Significance: Early-20<sup>th</sup> Century

Property Type: Single Family Property (former orchard) Applicable Criteria: N/A

Applicable Criteria: N/A. Additional Resource Attributes: N/A

(Discuss importance in terms of historical/architectural context by theme, period, and geographic scope. Address Integrity.)

The single-family residence is a large two-story farm house that exhibits a rectangular orientation with medium gable roof. Alterations have rendered any architectural style unrecognizable, although the window types do appear to predate World War II. Aerial photos have confirmed that the house was present in 1938 and that it was constructed as part of a family farm/orchard similar to many local properties developed at the same time (United States Department of Agriculture 1938). Although the house remains in place, the orchard and associated buildings were removed when a modern dairy was established. The earliest available property records show that Thomas M. Morgan and Helen Currie Morgan acquired the operating orchard in the 1930s. An immigrant from Wales, Thomas had risen to president of the Globe Bearing Company in Glendale, where the family also resided (Los Angeles Times Jan. 26 1943, page 21). The Morgans never lived on the property. Federal Census records show that the Morgans rented the property to Oscar Imbach, a local dairyman (Department of Commerce-Bureau of the Census 1940). Oscar's father John (a Swiss immigrant) owned an adjacent dairy farm to the north (Grave Index 1953). In 1943 Thomas Morgan died at age 68, leaving the subject property to his wife Helen. Helen sold the property to Oscar and Ruth Imbach in 1944 (San Bernardino County 1944). The orchard was removed by 1959. By the 1970s, all of the original orchard buildings had been demolished and only the residence remained (see United States Department of Agriculture 1938, 1959, 1967, 1994). A modern dairy (including shade awnings, barns, milk barn and pen, and two modern houses) was subsequently constructed on the property surrounding the original residence in 1976 (First American Title Insurance Company 2017), and remains in operation.

Eastvale History

Eastvale's history is closely tied to the surrounding cities: Corona, Ontario, Chino, and Norco (DeGrandpre 2018). An agricultural center had been established during the rancho (or Mexican) period and, being located on an alluvial plain at the nexus of three meandering watercourses, the region exhibited as much as four feet of fertile topsoil (USGS 1981). As a result, the area became known for successful orchard and row crops, and eventually (and perhaps most enduringly) dairy. Chino, which shares a border with Eastvale, remained agricultural throughout the depression and World War II, but by the 1950s semi-rural subdivisions and dairies began to define the economic landscape (Musselwhite 2005). Favorable zoning encouraged dairy-farmers to settle, resulting in the formation of the most productive milk-producing community in the United States. Encroaching suburban settlements and the resulting zone changes have since caused many dairies to relocate, resulting in a reconfiguration of many parcels from agricultural to a retail/bedroom community (ibid).

(Continued on Continuation Sheet, page 3).

\*B12. References:

DeGrandpre, Deanne. 2018. *City of Eastvale: History*. (<http://www.eastvaleca.gov/about-eastvale/history>).

Department of Commerce-Bureau of the Census. 1940. Sixteenth Census of the First American Title Insurance Company. 2017. File No: NCS-929239-ONT1. United States (ancestry.com).

Musselwhite, Bryan. 2005. *Beet Sugar, Cows, and Bedrooms: The Transformation of Chino from a Rural Community to a Modern Suburb*. Cal Poly, Pomona.

San Bernardino County. 1944. Grant Deed for Subject Property. On File at the San Bernardino County Historical Archives.

Grave Index. 1953. Find A Grave Index (ancestry.com).

United States Geological Survey. 1981. *Corona N. 7.5 Minute Topo Quadrangle*.

United States Department of Agriculture. 1938, 1959, 1967, 1994. Aerial Photos of Riverside County (historicaerials.com).

\*B14. Evaluators: David Brunzell, BCR Consulting, Claremont, California

\*Date of Evaluation: 3/6/19

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Page 3 of 3

Recorded by: D. Brunzell

\*B10 (continued from page 2).

\*Resource Name or # (Assigned by recorder) 6207 Archibald Avenue

\*Date:  Continuation  Update

### Evaluation

California Register of Historical Resources requires that a significance criterion (1-4) be met for a resource to be eligible. A resource is eligible if (1) it is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (2) it is associated with the lives of persons important in California's past; (3) it 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 value; or (4) it has yielded or is likely to yield information important in prehistory or history. The California Register also requires that sufficient time has passed since a resource's period of significance (normally 45 years) to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Criterion 1: The property at 6207 fits within a context of pre-war agricultural development of the Chino Valley, however it is not associated with important events related to the founding and/or development of the industry. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has not linked the subject property with individuals who have been notable in local, state, or national history. Criterion 3: The house is a farm house that has been altered so severely that an architectural style is not apparent. Therefore the property does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual or possess high artistic values. Criterion 4: Extensive research has exhausted this resources data potential, and as such the resource has not and is not likely to yield information important in prehistory or history. The subject property and its constituent historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such is not recommended a historical resource under the California Environmental Quality Act (CEQA). Thus BCR Consulting recommends the National Register of Historic Places (NRHP) Status Code "6Z".

**Integrity.** The subject property was developed during the early 20th century, and is associated with southern California's agricultural development during that era. The building remains in its original location, so the property maintains its integrity of location. The orchard was removed and has been replaced by a modern dairy. This has diminished the integrity of feeling and association. Alterations have also negatively impacted the house's integrity of design, materials, and workmanship.

**APPENDIX B**  
**PALEONTOLOGICAL OVERVIEW**



Natural History Museum  
of Los Angeles County  
900 Exposition Boulevard  
Los Angeles, CA 90007

tel 213-763-3466  
nhm.org

Vertebrate Paleontology Section  
Telephone: (213) 763-3325

e-mail: [smcleod@nhm.org](mailto:smcleod@nhm.org)

8 February 2019

BCR Consulting  
505 West 8th Street  
Claremont, CA 91711

Attn: Dylan Williams, Staff Historian

re: Paleontological resources for the Vertebrate Paleontology Records Search for the proposed Archibald and Limonite 54-Acre Project, in the City of Eastvale, Riverside County, project area

Dear Dylan:

I have conducted a thorough check of our paleontology collection records for the locality and specimen data for the proposed Archibald and Limonite 54-Acre Project, in the City of Eastvale, Riverside County, project area as outlined on the portion of the Corona North USGS topographic quadrangle map that you sent to me via e-mail on 25 January 2019. We do not have any vertebrate fossil localities that lie directly within the proposed project area boundaries, but we do have localities nearby from sedimentary deposits similar to those that probably occur subsurface in the proposed project area.

The entire proposed project area has surface deposits that consist of younger Quaternary Alluvium, derived broadly as alluvial fan deposits from the San Bernardino Mountains to the north, probably via Cucamonga Creek that currently flows adjacent to the western border of the proposed project area. These deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but at relatively shallow depth there may be older Quaternary deposits that do contain significant fossil vertebrate remains. Our closest fossil vertebrate locality from similar older Quaternary deposits is LACM 7811, north-northeast of the proposed project area along Sumner Road north of Cloverdale Road, that produced a fossil specimen of whipsnake, *Masticophis*, at a depth of 9 to 11 feet below the surface. Further to the south-southeast of the proposed project area, on the northwestern side of Corona west of Cota Street between Railroad Street and Harrington Street, our vertebrate fossil locality LACM 1207 produced a fossil specimen of deer, *Odocoileus*.

Shallow excavations in the younger Quaternary deposits exposed throughout the proposed project area are unlikely to uncover significant fossil vertebrate remains. Deeper excavations there that extend down into the older Quaternary sediments, however, may well encounter significant vertebrate fossils. Any substantial excavations in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains while not impeding development. Sediment samples should also be collected from the finer-grained deposits in the proposed project area and processed to determine their small fossil potential. Any fossils collected should be placed in an accredited scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in cursive script that reads "Samuel A. McLeod".

Samuel A. McLeod, Ph.D.  
Vertebrate Paleontology

enclosure: invoice

**APPENDIX C**  
**PROJECT PHOTOGRAPHS**

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Photo 1: Historic Period Residence (View SE)



Photo 2: Historic Period Residence (View W)

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Photo 3: Open Field to Rear of Dairy (View W)



Photo 4: Corral Overview (E)

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Photo 5: Commodity Barn (W)



Photo 6: Modern Houses (View NW)

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Photo 7: Modern Barn (View NW)



Photo 8: Corral and Driveway Overview (W)

## **APPENDIX D**

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



**Native American Heritage Commission  
Native American Contact List  
Riverside County  
1/30/2019**

**Gabrieleno Band of Mission Indians - Kizh Nation**

Andrew Salas, Chairperson  
P.O. Box 393  
Covina, CA, 91723  
Phone: (626) 926 - 4131  
admin@gabrielenoindians.org

**Gabrieleno Band of Mission Indians - Kizh Nation**

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**Agua Caliente Band of Cahuilla Indians**

Patricia Garcia-Plotkin, Director  
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Fax: (760) 699-6924  
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Cahuilla  
Luiseno

**Gabrieleno/Tongva San Gabriel Band of Mission Indians**

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Gabrieleno  
  
Gabrieleno

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Cahuilla  
Luiseno

**Gabrielino /Tongva Nation**

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106 1/2 Judge John Aiso St.,  
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sgoad@gabrielino-tongva.com

Gabrielino

**Augustine Band of Cahuilla Mission Indians**

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

Cahuilla

**Gabrielino Tongva Indians of California Tribal Council**

Robert Dorame, Chairperson  
P.O. Box 490  
Bellflower, CA, 90707  
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Fax: (562) 761-6417  
gtongva@gmail.com

Gabrielino

**Cabazon Band of Mission Indians**

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84-245 Indio Springs Parkway  
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Cahuilla

**Gabrielino-Tongva Tribe**

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Gabrielino

**Cahuilla Band of Indians**

Daniel Salgado, Chairperson  
52701 U.S. Highway 371  
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Chairman@cahuilla.net

Cahuilla

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

Shane Chapparosa, Chairperson  
P.O. Box 189  
Warner Springs, CA, 92086-0189  
Phone: (760) 782 - 0711  
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Chapparosa@msn.com

Cahuilla

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Archibald and Limonite 54-Acre Project, Riverside County.

**Native American Heritage Commission  
Native American Contact List  
Riverside County  
1/30/2019**

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

John Perada, Environmental  
Director  
P. O. Box 189  
Warner Springs, CA, 92086  
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Cahuilla

**San Fernando Band of Mission  
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Donna Yocum, Chairperson  
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ddyocum@comcast.net

Kitanemuk  
Vanyume  
Tataviam

**Morongo Band of Mission  
Indians**

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Cahuilla  
Serrano

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Cahuilla

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Cahuilla  
Serrano

**Soboba Band of Luiseno  
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Cahuilla  
Luiseno

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Cahuilla

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Cahuilla

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