

Appendix E

Cultural Resources Study Update
(February 2024)

CULTURAL RESOURCES STUDY UPDATE FOR THE ETHANAC & CASE PROJECT

CITY OF PERRIS RIVERSIDE COUNTY, CALIFORNIA

APNs 327-220-012 and -044

Submitted to:

City of Perris
Planning Division
135 North D Street
Perris, California 92570

Prepared for:

Richland Ventures, Inc.
3161 Michelson Drive, Suite 425
Irvine, California 92612

Prepared by:

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

February 26, 2024



BFSA Environmental Services
A Perennial Company



February 26, 2024

Derek Barbour
Richland Ventures, Inc.
3161 Michelson Drive, Suite 425
Irvine, California 92612

Subject: Cultural Resources Study Update for the Ethanac & Case Project, City of Perris,
Riverside County, California

Dear Mr. Barbour:

BFSA Environmental Services, a Perennial Company (BFSA), has conducted a focused cultural resources study update for the Ethanac & Case Project. The proposed 48.89-acre project site is located west of Interstate 215, between Watson and Ethanac roads in the city of Perris, Riverside County, California (Figure 1 in Appendix A). The subject property is situated within Section 9, Township 5 South, Range 3 West on the U.S. Geological Survey (USGS) 7.5-minute *Romoland, California* and *Perris, California* topographic quadrangle maps (Figure 2 in Appendix A). The proposed project consists of the development of Assessor's Parcel Numbers (APNs) 327-220-012 and -044 (Figure 3 in Appendix A).

The property is situated within the Green Valley Specific Plan (GVSP) area. The GVSP Final Environmental Impact Report (EIR) was certified on March 5, 1990, with a Mitigation Monitoring and Reporting Program (MMRP) containing measures addressing "Historic Resources." In addition, L&L Environmental, Inc. (L&L), previously studied this property in 2005 and, at that time, no cultural resources were identified within the proposed project area. This updated study focuses upon the potential of the property to contain previously unidentified significant archaeological and historical resources that could be impacted by the proposed development. The scope of work for this cultural resources update included:

- 1) A review of the GVSP Final EIR MMRP;
- 2) A review of the 2005 L&L study;
- 3) A review of updated records search data regarding recorded archaeological sites and

- cultural resources studies within one half-mile of the property;
- 4) A pedestrian survey of the property to search for any potential cultural resources that have previously not been identified;
 - 5) Preparation of this letter report to summarize the results of the updated study and present recommendations regarding the potential impact the development may have upon any cultural resources.

GVSP Final EIR MMRP

The GVSP Final EIR MMRP contained measures addressing “Historic Resources.” These measures included the retention of an archaeologist prior to development to conduct preconstruction sensitivity training for construction personnel and monitor grading to ensure the proper handling of inadvertently identified resources. These measures were drafted to primarily require monitoring “in the area of the possible ‘Settlers houses’ under the former NPI Nursery” and “in sensitive areas on a case-by-case basis” (City of Perris 1990). The GVSP Final EIR noted that there was a “low probability of encountering undetected cultural resources within the project site” (City of Perris 1990). However, measures for historic resources were included in the MMRP due to the aforementioned “Settlers house” which was mapped within the GVSP on the 1865 General Land Office (GLO) map. A review of the 1865 GLO map shows this structure was mapped approximately one mile to the southeast of the current study area, within Section 8.

Previous Study

At the time of the 2005 L&L study, a records search conducted by the Eastern Information Center (EIC) at the University of California, Riverside (UCR), did not identify any previously recorded resources within the proposed project area. The 2005 search results identified that the property had previously been surveyed in 1976 by Stan Wilmoth as part of a larger study area for the Eastern Municipal Water District. Wilmoth did not identify any resources within the project (1976; Hoover and Gillean 2005). During the 2005 survey of the property, L&L did not identify any archaeological resources. Further, it was noted that the “parcel contains no bedrock outcroppings that would offer location for food processing, lithic sources that could be utilized for tool making or water resources for general subsistence” (Hoover and Gillean 2005). Based upon the findings from the EIC records search and survey, L&L recommended that no further archaeological study of the property was required.

Updated Records Search Review

An archaeological records search for the project site and a one-half-mile radius was conducted by BFSA utilizing data on file with the EIC at UCR (Appendix B). The updated search identified both the 1976 Wilmoth study and the 2005 L&L study of the property. The search also found one additional study, conducted by Cogstone Resource Management Inc. (Cogstone) in 2006, which included a portion of the project site (McCormick and Gust 2006). However, based on maps provided, Cogstone did not include a systematic survey of any portion of the Ethanac &

Case Project site during their study (McCormick and Gust 2006). Regardless, the updated search results confirm the property has been studied previously and no resources have been previously identified within it.

Results of the Field Review

BFSA Senior Field Archaeologist Clarence L. Hoff conducted a field review of the current conditions of the subject property on May 23, 2023. At the time of the survey, the northern half of the property had been recently mowed providing good ground visibility in that location (Plate 1). Visibility was considered moderate throughout the rest of the property as it was hindered at times by non-native weeds and grasses (Plate 2). Noted impacts to the property consisted of a concrete culvert and basin in the northwest corner, a gravel laden drainage and basin within the south portion of the property, and various gravel and dirt access roads crossing the property (plates 3 and 4). A review of aerial imagery indicates that all of these impacts to the subject property occurred between 2006 and 2009 when the commercial development of the property immediately to the east occurred. The current survey results were consistent with previous studies of the property as no cultural resources were identified within the project site.



Plate 1: Overview of the project from the northeastern quarter, facing west.



Plate 2: Overview of the project from the southwest corner, facing north.



Plate 3: Overview of concrete basin in northwest corner, facing north.



Plate 4: Overview of drainage basin in southern portion of project, facing southeast.

Conclusion

The results of the updated cultural resources study for the Ethanac & Case Project site are consistent with the findings of the 1990 GVSP Final EIR and 2005 L&L study of the property. The property does not contain any known cultural resources. Based upon the previous 2005 study and this update, the findings concur with the 1990 GVSP Final EIR that the potential for archaeological resources to be present or disturbed by the proposed project is low. As no resources have ever been located within the subject project and the “Settlers house” referenced in the 1990 GVSP Final EIR was mapped approximately one mile southeast of the Ethanac & Case Project, the site is not considered a “sensitive area” described within the GVSP Final EIR MMRP, and full-time monitoring of grading is not necessary. As such, the 2005 L&L findings and recommendations are still applicable for the Ethanac & Case Project. Therefore, consistent with the 2005 L&L findings, no further archaeological study is recommended. However, should any historic or prehistoric artifacts or features be encountered during grading, all construction work in the immediate vicinity of the discovery shall stop and a qualified archaeologist shall be engaged to discuss the discovery and determine if further mitigation measures are warranted. Should human remains be discovered, treatment of these remains shall follow California Public Resources Code 5097.9. Any human remains that are determined to be Native American shall be reported to the Riverside County sheriff-coroner and subsequently to the Native American Heritage Commission.

If you have any questions or require further information, please contact us.

Sincerely,



Andrew J. Garrison, M.A., RPA
Project Archaeologist

References

City of Perris

- 1990 Final Environmental Impact Report, Green Valley Specific Plan. SCH No. 89032707. Report on file at the City of Perris, Perris, California.

Hoover, Anna and William Gillean

- 2005 A Phase I Archaeological Survey Report on APNs 327-220-005 & -012 to -016 ±68 Acres, City of Perris, Riverside County, California. Prepared by L&L Environmental, Inc. Unpublished report on file at the Eastern Information Center, University of California, Riverside.

McCormick, Steven and Sherri Gust

- 2006 Archaeological and Paleontological Resources Assessment Report for the Green Valley Project, Perris, California. Prepared by Cogstone Resource Management Inc. Unpublished report on file at the Eastern Information Center, University of California, Riverside.

Wilmoth, Stan

- 1976 Environmental Impact Evaluation: Archaeological Survey of Case Water Systems Addition, Eastern Municipal Water District, Riverside County, California. Archaeological Research Unit, U.C. Riverside. Unpublished report on file at the Eastern Information Center, University of California, Riverside.

APPENDIX A

Figures

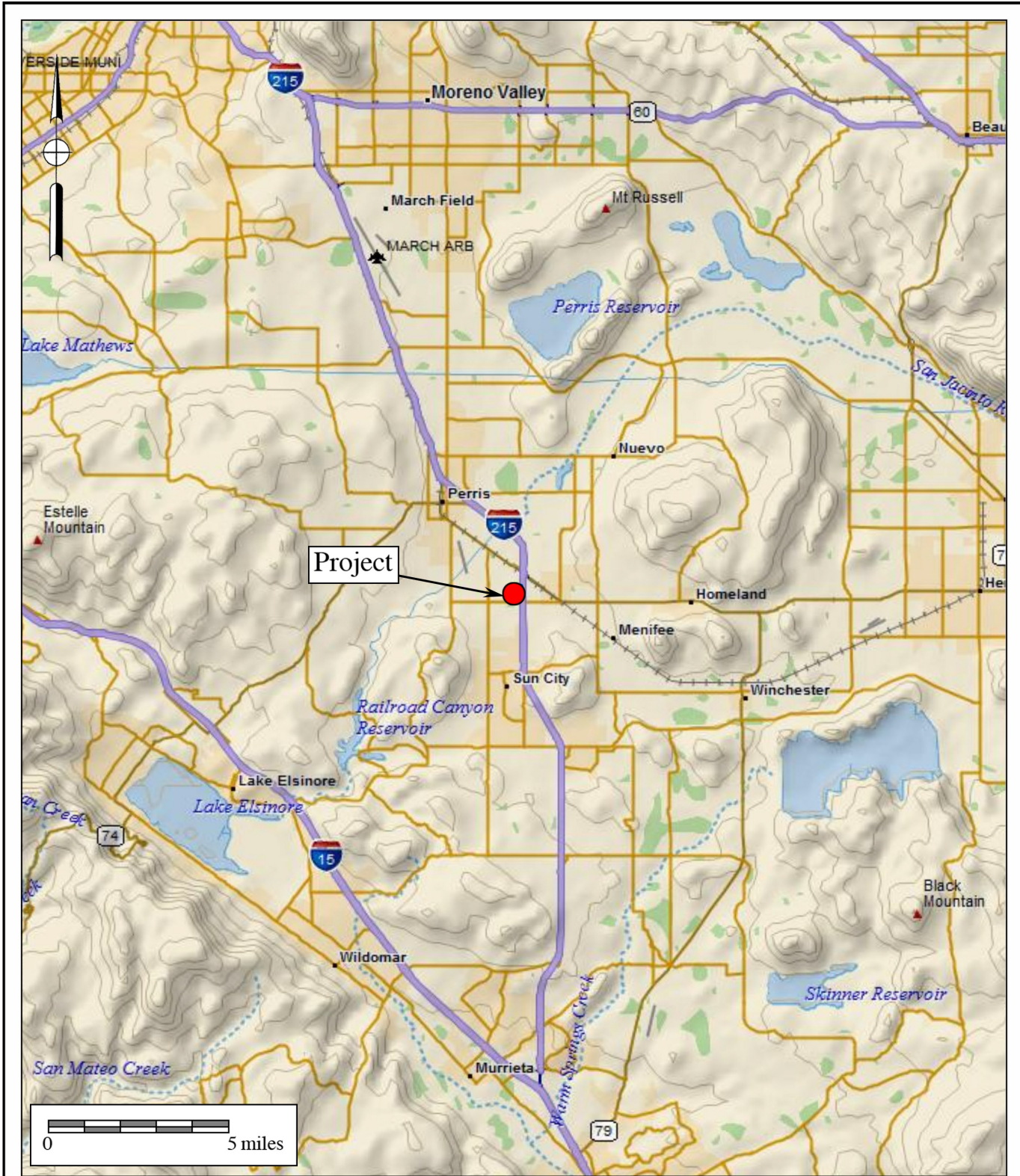


Figure 1
General Location Map
 The Ethanac & Case Project
 DeLorme (1:250,000 series)

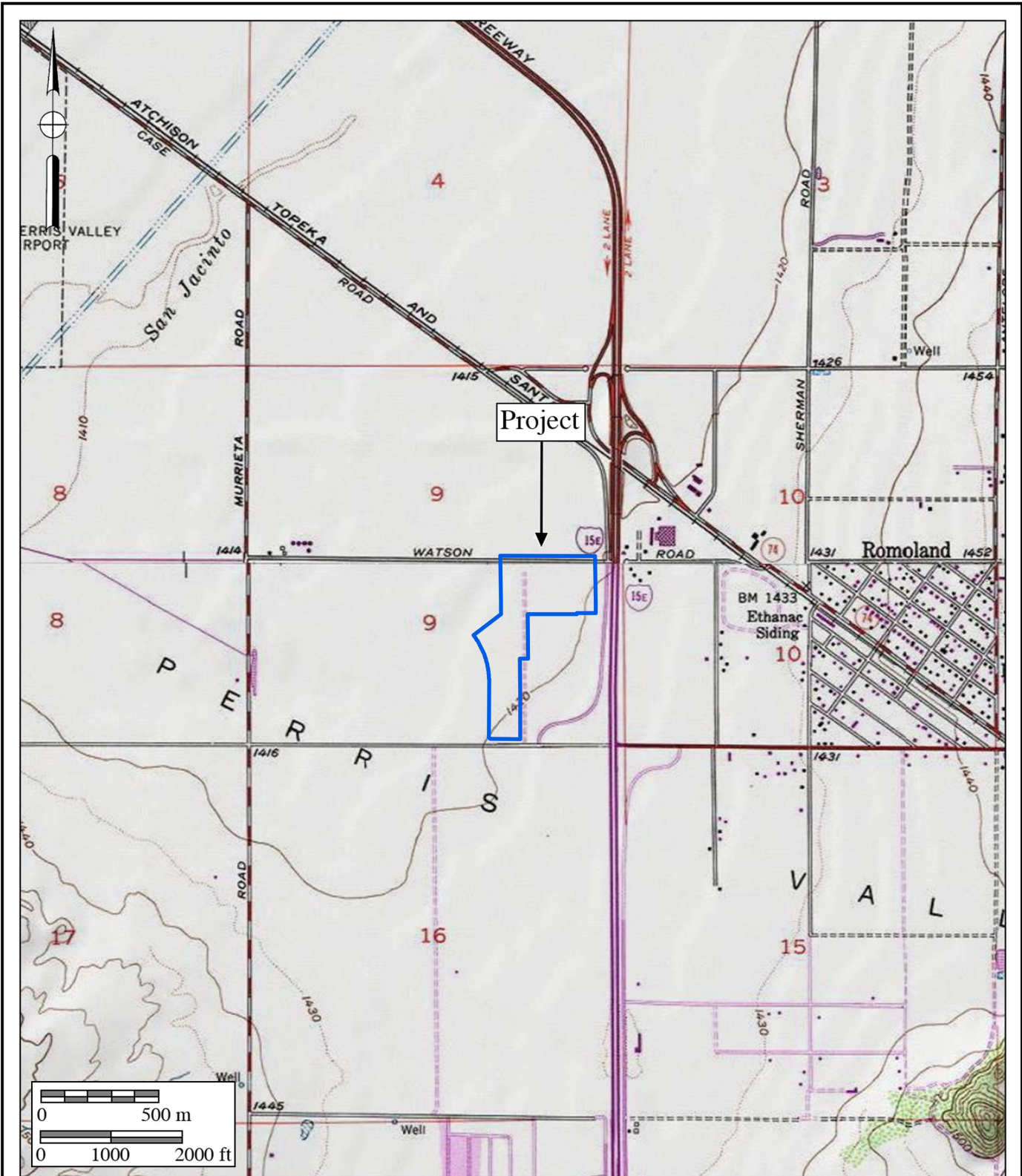


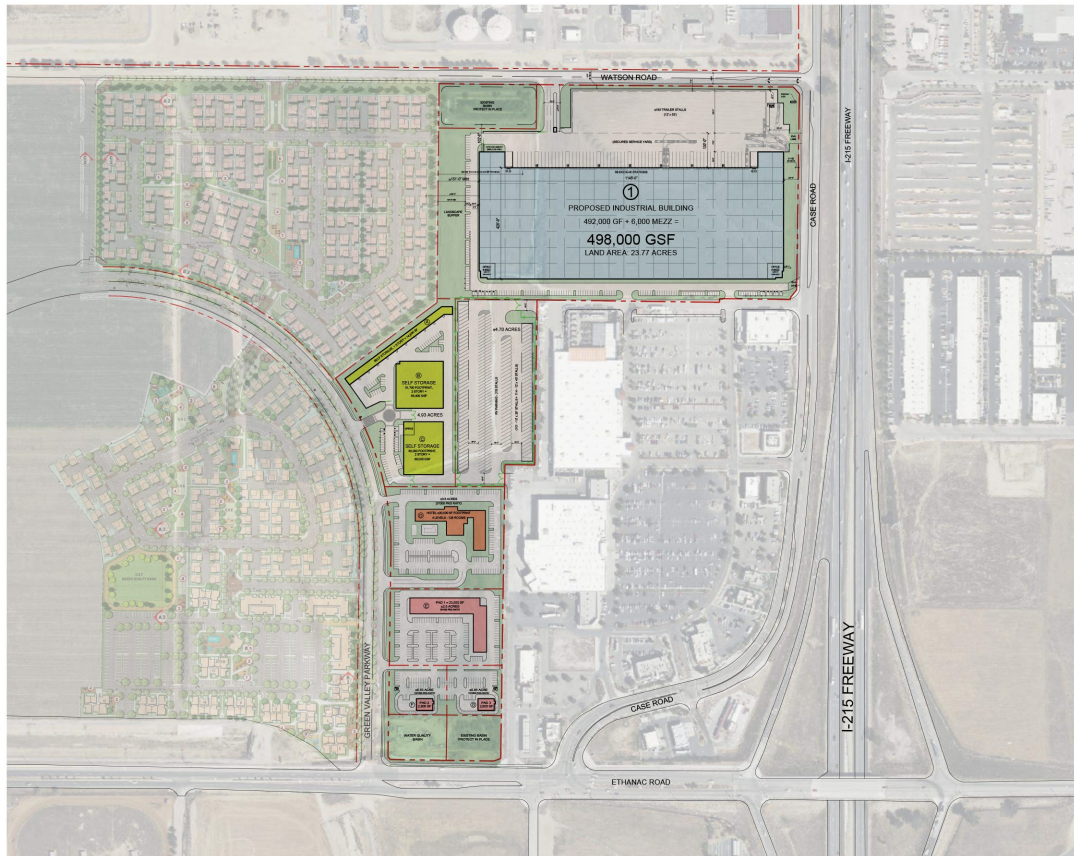
Figure 2

Project Location Map

The Ethanac & Case Project

USGS Romoland and Perris Quadrangle (7.5-minute series)





- GRAPHIC LEGEND:**
- OFFICE ENTRY
 - △ GRACE DOOR (1/4" H)
 - ADA ACCESSIBLE PRNG
 - PROPERTY LINE (SEE CIVIL)
 - DOCK DOOR & LEVELER
 - CANOPY OR OVERHANG
 - CENTERLINE OR GRID LINE
 - EASEMENT (SEE CIVIL)
 - TRASH ENCLOSURE W/ SOLID ROOF ADA ACCESSIBLE
 - 96'-6" TRACTOR TRAILER
 - ADA PATH OF TRAVEL
 - 12' X 50' TRAILER PARKING
 - EIGHT STANDARD LUMINAIR M.T.S. MUST BE FULLY SHIELDED SEC. 19.7.8.EZ.4.4
 - WALL PACK WITH CUT OFF M.T.S. SHALL NOT EXCEED 10' ABOVE GRADE
 - SCREEN WALL
 - TUBULAR FENCE
 - FIRE LANE
 - FIRE HYDRANT

OCCUPANCY CLASSIFICATION:
 BUILDING B, S1
 CONSTRUCTION TYPE IIB

- KEY NOTES:**
- ① PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
 - ② CONCRETE VEHICULAR PAVING (SEE CIVIL)
 - ③ LANDSCAPE AREA (SEE LANDSCAPE)
 - ④ STEEL TUBULAR FENCE (14' HEIGHT)
 - ⑤ AUTOMATIC ROLLING GATE (14' HEIGHT)
 - ⑥ SCREEN WALL (14' HEIGHT)
 - ⑦ TRASH ENCLOSURE (ADA COMPLIANT)
 - ⑧ ADA RAMP (AS REQUIRED)
 - ⑨ ADA PATH OF TRAVEL
 - ⑩ PROVIDE KNOX BOX (LOCATION PER FIRE DEPT.)
 - ⑪
 - ⑫

PROJECT DATA:

APN #	327220042, 327220044
SITE ADDRESS:	CASE RD, PERRIS, CA 92570
SITE AREA:	1,565,678 SF 44.53 ACRES
DEVELOPMENT STANDARDS:	
ZONING:	CV-50 GREEN VALLEY SPECIFIC PLAN BUSINESS/PROFESSIONAL
MAX. F.A.R.:	
MAX COVERAGE:	50%
MAX HEIGHT:	50'
*TRAILER HEIGHT SHALL BE REPORT SHALL BE DETAIL IN ADDITIONAL 5' FOR EACH 10' OF ADDITIONAL STRUCTURE HEIGHT	
BUILDING SETBACKS:	
FRONT:	
LOCAL:	5' MIN
ARTISIAL:	10' MIN
FREEWAY:	15' MIN
SIDE:	0'
REAR:	
ADJACENT RESIDENTIAL:	10'
ADJACENT INDUSTRIAL:	15'
LANDSCAPE REQUIRED:	
PARKING LOT LANDSCAPE:	10% MIN
OFF-STREET PARKING:	
STANDARD:	9' X 19'
DRIVE ALLEYS:	20'
FIRE LANE:	20' MIN
REQD PARKING RATIOS:	
HIGH DENSITY WAREHOUSE:	
0-20K:	1/1000
20-40K:	1/2000
40K+:	1/5000
OFFICE:	<10% INCLUDED
TRAILER PARKING:	15000

SHEET DESCRIPTION:

A1	OVERALL MASTER PLAN & PROJECT DATA
A2.1	CONCEPTUAL ENLARGED MASTER PLAN - HOTEL & RETAIL
A2.2	CONCEPTUAL ENLARGED MASTER PLAN - SELF-STORAGE & RV PARKING
A2.3	CONCEPTUAL ENLARGED SITE PLAN - INDUSTRIAL
A3	CONCEPTUAL FLOOR PLAN
A4	CONCEPTUAL ELEVATIONS
A5	CONCEPTUAL COLOR ELEVATIONS
A6	COLOR AND MATERIAL BOARD
A7	CONCEPTUAL ROOF PLAN
A8	SITE PHOTO BOARD
A9	CONCEPTUAL RENDERED VIEW
A10	CONCEPTUAL RENDERED VIEW
C1	EXISTING CONDITION
C2	CONCEPTUAL GRADING PLAN
C3	CONCEPTUAL UTILITY PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN
L2.1	PRELIMINARY LANDSCAPE PLAN
L3.1	PRELIMINARY PLANT IMAGERY

TEAM PLAYERS:

APPLICANT/OWNER:	CIVIL ENGINEER:
XXX XXX ORANGE, CA 92666 CONTACT: XXX (TEL)	XXX XXX ORANGE, CA 92666 CONTACT: XXX (TEL)
ARCHITECT:	LANDSCAPE:
AD 144 NORTH ORANGE STREET ORANGE, CA 92666 CONTACT: STEPHEN PRZYBYLOWSKI (TEL) 714 415-1122 steph@searblive.com	XXX XXX ORANGE, CA 92666 CONTACT: XXX (TEL)

ASSESSOR'S PARCEL NUMBER:
 LEGAL DESCRIPTION:
 A.P.N.: XXXXXX
 327220042, 327220044

PROJECT ADDRESS:
 XXXX

PROJECT DESCRIPTION:
 A DISTRIBUTION WAREHOUSE FACILITY CONSISTING OF A WAREHOUSE TOTALING 480,000 SQUARE FEET OR 24 NET ACRES, A SELF-STORAGE FACILITY CONSISTING OF ONE, 1-STORY BUILDING AND TWO, 2-STORY BUILDINGS, TOTALING 180,000 SQUARE FEET OR 9 NET ACRES, AND AN RV PARKING AREA TOTALING 4.7 ACRES.

PARKING STALL SIZES:
 STANDARD PARKING STALL - 9' X 19'
 ADA (ACCESSIBLE) STALL - 9' X 19' 50" (VAN)

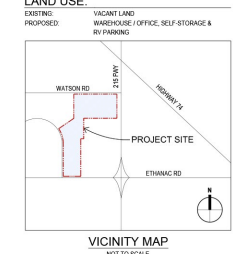


Figure 3
Project Development Map
 The Ethanac & Case Project

APPENDIX B

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)