

5.5 Cultural Resources

5.5.1 INTRODUCTION

This section addresses potential environmental effects of the Project related to cultural resources, which include built and subsurface historic and archaeological resources. The analysis in this section is based, in part, on the following documents and resources:

- *City of Perris General Plan 2030, Adopted 26 April 2005*
- *City of Perris General Plan 2030 Environmental Impact Report, Certified 26 April 2005*
- Perris Municipal Code
- *Phase I Cultural Resources Assessment for the Harvest Landing Retail Center & Business Park Project, prepared by BFS Environmental Services, 19 July 2024, included as EIR Appendix H*
- *Historical Resource Analysis Report for the Harvest Landing Retail Center & Business Park Project, prepared by Urbana Preservation and Planning, March 2024, included as EIR Appendix I*

In accordance with Public Resources Code Section 15120(d), certain information and communications that disclose the location of archaeological sites and sacred lands are allowed to be exempt from public disclosure.

5.5.2 REGULATORY SETTING

5.5.2.1 Federal Regulations

National Historic Preservation Act

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register), which is the official register of designated historic places. The National Register is administered by the National Park Service, and includes listings of buildings, structures, sites, objects, and districts that possess historical, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

To be eligible for the National Register, a property must be significant under one or more of the following criteria per 36 Code of Federal Regulations Part 60:

- Properties that are associated with events that have made a significant contribution to the broad patterns of our history;
- Properties that are associated with the lives of persons significant in our past;
- Properties that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Properties that have yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the aforementioned criteria, an eligible property must also possess historic “integrity,” which is “the ability of a property to convey its significance.” The National Register criteria recognize seven qualities that define integrity: location, design, setting, materials, workmanship, feeling, and association.

Structures, sites, buildings, districts, and objects over 50 years of age can be listed in the National Register as significant historical resources. Properties under 50 years of age that are of exceptional importance or are contributors to a district can also be included in the National Register.

5.5.2.2 State Regulations

California Register of Historical Resources

Properties listed in or eligible for listing in the National Register are also eligible for listing in the California Register, and as such, are considered historical resources for CEQA purposes.

Eligibility for inclusion in the California Register is determined by applying the following criteria:

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. 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 Register includes properties which are listed or have been formally determined to be eligible for listing in the National Register, State Historical Landmarks, and eligible Points of Historical Interest (PRC §5024.1).

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 Health and Safety Code Section 7050.5

California Health and Safety Code Sections 7050.5(b) and (c) provide that if human remains are discovered, excavation or disturbance in the vicinity of human remains shall cease until the County Coroner is contacted and has reviewed the remains. If the Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact the California Native American Heritage Commission (NAHC) by telephone within 24 hours.

Public Resources Code Section 5097.98

Public Resources Code Section 5097.98 provides guidance on the appropriate handling of Native American remains. Once the NAHC receives notification from the Coroner of a discovery of Native American human remains, the NAHC is required to notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code Section 5097.98(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials.

CEQA Guidelines Section 15064.5

Section 15064.5 of the CEQA Guidelines provides criteria for determining the significance of impacts to archaeological and historical resources. The section provides the definition of historical resources, and how to analyze impacts to resources that are designated or eligible for designation as a historical resource. Section 15064.5 additionally provides provisions for the accidental discovery or recognition of human remains in any location other than a dedicated cemetery.

5.5.2.3 Local and Regional Regulations

City of Perris General Plan 2030

The City of Perris General Plan Conservation Element contains the following policies related to cultural resources that are applicable to the Project:

- Policy IV.A.1** For all private and public projects involving new construction, substantial grading, or demolition, including infrastructure and other public service facilities, staff shall require appropriate surveys and necessary site investigations in conjunction with the earlier environmental document prepared for a project.
- Policy IV.A.2** For all projects subject to CEQA, applicants will be required to submit results of an archaeological records search request through the Eastern Information Center, at the University of California, Riverside.
- Policy IV.A.3** Require Phase I Surveys for all projects located in areas that have not previously been surveyed for archaeological or historic resources, or which lie near areas where archaeological and/or historic sites have been recorded.
- Policy IV.A.5** Identify and collect previous surveys of cultural resources. Evaluate such resource and consider preparation of a comprehensive citywide inventory of cultural resources including both prehistoric sites and man-made resources.
- Policy IV.A.6** Create an archive for the City wherein all surveys, collections, records and reports can be centrally located.
- Policy IV.A.7** Strengthen efforts and coordinate the management of cultural resources with other agencies and private organizations.

5.5.3 ENVIRONMENTAL SETTING

Historical Setting

Euro-American development in San Bernardino County began in the 1800s due to immigration from the Midwest and East Coast of the United States and from Mexico. In the late 18th century, the San Gabriel, San Juan Capistrano, and San Luis Rey missions began colonizing Southern California and gradually expanded their use to the Inland Empire, and western Riverside County, for raising grain and cattle to support the missions. In 1869, with the development of the transcontinental railroad, land speculators, developers, and colonists began to invest in Southern California. The first colony in present-day Riverside County was the City of Riverside, where Judge John Wesley North founded Riverside on part of the Jurupa Rancho. In May 1893, voters living within portion of San Bernardino County and San Diego County approved the formation of Riverside County.

In 1881, the California Southern Railroad laid tracks for the Santa Fe Railway transcontinental route through the plains west of Perris. Frederick Thomas Perris, for whom the City of Perris would be named, led the surveying and construction of the railroad route. The railroad was completed in 1882, which brought hundreds of settlers to the area looking to homestead, largely in Pinacate to the south. In 1885, the citizens of Pinacate gathered together to create a more conveniently located station along the railroad route, and in 1886, the town site of Perris was established. In 1911, Perris became an incorporated city, relying heavily upon dry grain farming and citrus groves. In addition to agriculture, the area was also influenced by the development of March Field, which was established on March 1, 1918, as the Alessandro Flying Training Field after the United States entered World War I. Although Perris remained largely agricultural throughout the twentieth century, in recent years, the City has seen a growth in residential and industrial development.

Archaeological Setting

The Phase I Cultural Resources Assessment details that the prehistoric setting begins with the Paleo Indian Period (11,500 to circa 9,000 years ago) (EIR Appendix H). Paleo Indians were likely attracted to multiple habitat types, including mountains, marshlands, estuaries, and lakeshores. These people likely subsisted using more generalized hunting, gathering, and collecting of birds, mollusks, and large and small animals.

The Archaic Period (circa 9,000 to 1,300 years ago) was a period where increased moisture allowed for more extensive occupation of the region. The material culture related to this time period includes mortar and pestle, dart points, and arrow points.

Approximately 1,500 years ago, during the Late Prehistoric Period, bow and arrow technology started to emerge. Brownware and buffware pottery vessels started to diffuse across the Southern California deserts. The shift in material culture assemblages is largely attributed to the emergence of Shoshonean (Takic-speaking) people who entered California from the east.

Sedentism continued to intensify through the Protohistoric Period (410 to 180 years ago). Ceramic technology appeared in the region during the Protohistoric Period, which ended with the beginning of Spanish settlement in 1769.

The Project site is within an area where the traditional use territories of the Gabrielino, Luiseño, and Cahuilla meet. The Phase I Cultural Resources Assessment identified 24 prehistoric resources within one mile of the Project site. These prehistoric resources include 20 bedrock milling sites, one habitation site with pictographs, two pictograph sites, and one isolate (EIR Appendix H).

Project Site

The Phase I Cultural Resources Assessment details that as early as 1901, at least three structures were developed on the Project site. By 1938, a farm/dairy complex was located at the northeastern corner of Orange Avenue and Indian Avenue; one rural residential property was located just southeast of the intersection Orange Avenue and Indian Avenue; and one rural residential property was located just north of Orange Avenue and west of Indian Avenue. By 1959, the residential property located just north of Orange Avenue and west of Indian Avenue was removed and construction on Val Verde Elementary School began. By 1967, one new residence was developed at the northwest corner of Orange Avenue and Indian Avenue and two residences at southwest corner. By 1978, an additional residence had been constructed southwest of the intersection Orange Avenue and Indian Avenue. Between 1985 and 1997, the rural residential property located just southeast of the intersection Orange Avenue and Indian Avenue was removed, and the farm/dairy complex at the northeastern corner of Orange Avenue and Indian Avenue was removed by 2000 (EIR Appendix H).

Currently, the Project site contains multiple buildings at Val Verde Elementary School, remnants of two previously demolished residential structures (2334 Indian Avenue and 2364 Indian Avenue), and two residential structures (2304 Indian Avenue and 2411 Indian Avenue) that are older than 50 years. At the time of issuance of the Notice of Preparation, three residences existed within the Specific Plan Area. The third residential structure (2334 Indian Avenue) was demolished in October 2024 due to safety reasons. In addition, the foundational remains of the former agricultural complex are located at the southeast corner of Orange Avenue and Indian Avenue (EIR Appendix I).

5.5.4 THRESHOLDS OF SIGNIFICANCE

Appendix G of State CEQA Guidelines indicates that a Project could have a significant effect if it were to:

- CUL-1 Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5.
- CUL-2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.
- CUL-3 Disturb any human remains, including those interred outside of dedicated cemeteries.

Historical Resource Thresholds

Historical resources are usually 50 years old or older and must meet at least one of the criteria for listing in the California Register (such as association with historical events, important people, or architectural significance), in addition to maintaining a sufficient level of physical integrity (CEQA Guidelines Section 15064.5[a][3]). Additionally, CEQA Guidelines Section 15064.5(b), states that a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that would have a significant effect on the environment. A substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. The significance of a 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 California Register of Historical Resources; or
- 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 Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

5.5.5 METHODOLOGY

The cultural resources analysis is based on the Phase I Cultural Resources Assessment and a Historical Resource Analysis Report and contains information that was compiled through field reconnaissance, record searches, and reference materials. These studies are included as EIR Appendix H and I, respectively.

Archaeological Records Search. An archaeological and historical records search was completed at the Eastern Information Center, located at University of California Riverside on December 18, 2023. This search

included the Project site with an additional 1-mile buffer. The Eastern Information Center search also included a standard review of the National Register of Historic Places and the Office of Historic Preservation Historic Property Directory. Land patent records, held by the Bureau of Land Management (BLM) and accessible through the BLM General Land Office website, County of Riverside Robert J. Fitch Archives records, Riverside County Assessor's data, and Riverside County Transportation and Land Management Agency records were also reviewed for pertinent Project information.

Archaeological Field Survey. An intensive pedestrian reconnaissance survey was conducted that included a series of parallel survey transects spaced at 10-meter intervals. The survey of the Project site was conducted on December 5, 2023. The entire Specific Plan Area was covered by the survey process and photographs were taken to document Project conditions during the survey.

Historic Research. Contextual and property specific historical research included a review of Riverside County regional newspapers; biographical and genealogical research on the property and past owners; review of maps, aerials, and imagery; and review of building permits and other land records for the Specific Plan Area from the City of Perris and Riverside County.

Historic Field Survey. A survey of the Specific Plan Area was conducted in December 2023. The survey included observation and capturing photographs of all buildings and structures within the Specific Plan Area in order to identify the architectural styles and character-defining features present, building alternations, and development patterns associated with the Specific Plan Area.

5.5.6 ENVIRONMENTAL IMPACTS

As detailed in Section 3.0, *Project Description*, the proposed Project includes a Specific Plan Amendment to modify the existing land uses and development of the Project site pursuant to the proposed new land uses over two phases that are summarized below.

Phase 1 Development

Within Phase 1, the Project would construct and operate a 139.89-acre business park with seven buildings including a parcel hub, high cube warehouses, and light industrial buildings that would total 1,727,579 square feet; construct and operate a 22.16-acre shopping center with buildings totaling 250,457 square feet; and construct and operate a 167,060 square foot big box store on a 24.33-acre site with a 12-pump gas station and two fast-food restaurant parcels for two restaurants that would each be approximately 5,500 square feet.

In addition, during construction of Phase 1 the Project would implement street improvements on Indian Avenue, Orange Avenue, Frontage Road, Perris Boulevard, Barrett Avenue, Harvest Landing Way, and Private Drive A; install drainage infrastructure improvements in Perris Boulevard, Barrett Avenue, Orange Avenue, Indian Avenue, and Private Drive A; implement sewer line improvements in Perris Boulevard; implement water lines improvements in Barrett Avenue, Orange Avenue, Frontage Road, Walmart Supercenter Drive; and install a new water well for landscaping irrigation in the proposed drainage basin. Construction and operation of the Phase 1 development is analyzed at a project-specific level within this section.

Phase 2 Buildout

The proposed amended Specific Plan buildout of the Phase 2 development area without inclusion of the overlay area would allow up to 3,659,693 square feet of warehouse, light industrial, and/or manufacturing uses under the Multiple Business Use designation, at a maximum floor area ratio of 0.75. Development of the 10.66-acre overlay area would include approximately 348,262 square feet of warehouse, light industrial, and/or manufacturing uses under the Multiple Business Use designation. Total development within

the Phase 2 area, including the overlay area, would include up to 4,007,955 square feet of building area.¹ The analysis within this section assumes that construction would begin in 2026 and be completed by 2030, thereby overlapping with operation of Phase 1 developments. Construction and operation of the Phase 2 buildout is analyzed at a project-specific level within this section.

IMPACT CUL-1: THE PROJECT WOULD NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE PURSUANT TO § 15064.5.

Specific Plan Area

Less than Significant Impact. As described previously, the Specific Plan Area includes two single family residences, remnants of two previously demolished residential structures, and Val Verde Elementary School, which are over 50 years in age and considered historic-era structures. At the time of the historic field survey, three single-family residences, remnants of one previously demolished residential structure, and Val Verde Elementary School existed on-site. Therefore, all three single-family residences have been evaluated within this analysis. As such, an evaluation of the structures was prepared to identify whether the buildings meet the definition of a historical resource under the California Register and pursuant to Section 15064.5 of the CEQA Guidelines.

Val Verde Elementary School – 2656 Indian Avenue

Val Verde Elementary School was constructed beginning in 1959 as an open-air elementary school campus and originally contained six detached buildings. Currently, the property contains ten detached buildings: four that date to the original construction in 1959 to 1960 in the style of mid-century school buildings, four ancillary buildings that were constructed between 1985 and 1997, and two buildings that were constructed between 2002 and 2005. There have been numerous changes to the property as the school campus has continued to expand and be modified. Buildings A, B, C, and D date to the original campus and have been modified extensively since their original construction in 1967.

As discussed in the Historical Resource Analysis, Val Verde Elementary School was constructed in response to the rising population in the City of Perris but is not a significant representation of this era; therefore, Val Verde Elementary School is not considered eligible under California Register Criterion 1. The historic-aged structures in Val Verde Elementary School are not strongly associated with the lives of persons important to the City of Perris, California, or national history and are, therefore, not eligible under California Register Criterion 2. The four historic-era buildings on-site feature a flat roof, wide roof overhang, ribbon windows, low rectangular form, and easy access to the exterior campus. While this type of design represents a specific moment in educational building design, the property is a poor representation of this style. Due to the many additions to the campus, large addition to one of the original buildings, and the common nature of the design, Val Verde School is not considered eligible under California Register Criterion 3. Finally, research and analysis of the property has not yielded, nor does it appear to have the potential to yield, further information that could be considered important in local, regional, State, or national history and the property is not eligible under California Register Criterion 4 (EIR Appendix I). Therefore, Val Verde Elementary School does not meet the criteria for listing in the California Register and does not meet the definition of a historical resource pursuant to CEQA Guidelines.

¹ The Phase 2 buildout square footage of 4,007,955 SF was based on the gross acreage of parcels within the Phase 2 area prior to roadway dedications. After roadway dedications, the maximum allowable development within Phase 2 would actually be 4,001,748 SF. However, for purposes of providing a conservative analysis, a buildout of 4,007,955 SF was assumed.

2411 Indian Avenue

The 2411 Indian Avenue property features a one-story ranch style residence and detached garage. The home was constructed in 1967 by or for original owners August and Edith Joan (Rinaldi) DiPietro, who owned the property from 1967 to 1987. Since then, the property has changed ownership multiple times. Noted changes to the property include installation of rounded driveways at the front and rear of the home and trees around the perimeter of the property between 1967 and 1978; construction of a detached garage west of the residence by 2003; construction of a 5-foot-high block wall; and construction of a new attached carport at the rear of the residence. Between 2014 and 2016, an addition was added to the detached garage. Further, most of the windows appear to be replacement units in contemporary vinyl.

As discussed in the Historical Resource Analysis, the property is not representative of the agricultural history of the City of Perris or the following recreational or industrial era that followed and is not eligible under California Register Criterion 1. The 2411 Indian Avenue property is most closely associated with August DiPietro and Edith J. DiPietro, who owned the property between 1967 and 1984. The DiPietros lived in the Perris area for many years, beginning in 1952. They owned the A&J Ranch near Perris for 25 years and the A&J Market for five. While they are the longest owners of the 2411 Indian Avenue property, the residence is not strongly associated with their life in Perris. The couple retired in 1978. The couple's contributions to the community are not strongly associated with the subject property. Further, the DiPietro family does not appear to rise to the level of importance within local or State history to be eligible under California Register Criterion 2. The 2411 Indian Avenue property was constructed in the simple Ranch style, which was common in the post-WWII era and into the 1960s. The property is not an exceptional representation of this style and was not associated with a master architect. Therefore, the property is not eligible for listing under Criterion 3. Finally, research and analysis of the property has not yielded, nor does it appear to have the potential to yield, further information that could be considered important in local, regional, State, or national history and the property is not eligible under California Register Criterion 4 (EIR Appendix I). Therefore, the property does not meet the criteria for listing in the California Register and does not meet the definition of a historical resource pursuant to CEQA Guidelines.

2364 Indian Avenue

The 2364 Indian Avenue property currently features remnants of a demolished single-family residence and associated agricultural operation. The home was constructed in 1966 by Marie and John (Jean) Coudures Sr. and remained in the family until 2020. The home was previously a one-story ranch house with a side Dutch gable roof. Between 2020 and 2021, the roof of the residence was partially removed and by 2023 the home was demolished. All that remains are portions of the foundation, concrete pads, and the brick and concrete block chimney and fireplace.

As discussed in the Historical Resource Analysis, the property is not representative of the agricultural history of the City of Perris or the following recreational or industrial era that followed and is not eligible under California Register Criterion 1. The 2364 Indian Avenue property is most closely associated with the Coudures Family. The property was owned by the family from construction in 1966 to 2020. Marie and John Coudures owned the residence from 1966 to 1978, when the property passed to their son John Coudures Jr. who owned the residence until 1995. At that time, the property passed to a family trust. Marie and John Coudures Sr. began farming in the Perris Valley in the 1920s. At one point they were farming approximately 15,000 acres. Coudures Sr. played a key role in the formation of the Eastern Municipal Water District. The Coudures Family is considered one of the pioneer families in Perris. However, the residence at 2364 Indian Avenue is no longer extant. As such, it cannot be considered eligible under California Register Criterion 2. The 2364 Indian Avenue property was constructed in the simple Ranch style, which was common in the post-WWII era and into the 1960s. The property is not an exceptional representation of this style and was not associated with a master architect. Therefore, the property is not eligible for listing under Criterion 3. Finally, research and analysis of the property has not yielded, nor does it appear to have the potential to yield,

further information that could be considered important in local, regional, State, or national history and the property is not eligible under California Register Criterion 4 (EIR Appendix I). Therefore, the property does not meet the criteria for listing in the California Register and does not meet the definition of a historical resource pursuant to CEQA Guidelines.

2334 Indian Avenue

The 2334 Indian Avenue property currently features remnants of a demolished single-family residence. The property was originally constructed in 1966 by Frank and Marcelle Marie Arrateig. The home remained in the family until 2004 when it was sold to Katherin Murphy. Since 2004 it has changed hands multiple times. The home was previously a one-story ranch house with an attached garage with a wide rectangular form and an asymmetrically composed front façade atop a concrete foundation. In 1998, the residence was reroofed from shake shingles to a tile roof. In 2002, a small ancillary structure was added to the north end of the property and 2023, a permit was issued for the demolition of a vertical structure at the property. Prior to demolition, most of the original windows had been replaced, however, some original aluminum frame windows remained.

As discussed in the Historical Resource Analysis, the property is not representative of the agricultural history of the City of Perris or the following recreational or industrial era that followed and is not eligible under California Register Criterion 1. The 2334 Indian Avenue property is most closely associated with the Arrateig Family. Marcelle and Frank Arrateig were the original owners of the property. They purchased it after their retirement in 1965. Frank occupied the home for one year before passing away in 1967. Marcelle Arrateig occupied the residence until 1985. The property then passed to her son, Pierre Arrateig and his wife Lynn. Neither couple rises to the necessary level of local or State importance; as such, the property is not considered eligible under California Register Criterion 2. The 2334 Indian Avenue property was constructed in the simple Ranch style, which was common in the post-WWII era and into the 1960s. The property is not an exceptional representation of this style and was not associated with a master architect. Therefore, the property is not eligible for listing under Criterion 3. Finally, research and analysis of the property has not yielded, nor does it appear to have the potential to yield, further information that could be considered important in local, regional, State, or national history and the property is not eligible under California Register Criterion 4 (EIR Appendix I). Therefore, the property does not meet the criteria for listing in the California Register and does not meet the definition of a historical resource pursuant to CEQA Guidelines.

2304 Indian Avenue

The 2304 Indian Avenue property features a one-story ranch house with an attached garage. The home was constructed in 1969 for original owners Leona Susan (Thommes) (Curtis) and Grayson (Red) Don Reed. The property remained in the family until 2022. Noted changes to the property include the addition of two corrugated metal ancillary buildings in 1978 and installation of tile roofing in 1998. Further, most of the windows appear to be replacement units in contemporary vinyl.

As discussed in the Historical Resource Analysis, the property is not representative of the agricultural history of the City of Perris or the following recreational or industrial era that followed and is not eligible under California Register Criterion 1. The 2304 Indian Avenue property is most closely associated with the Reed family. Leona Susan (Thommes) (Curtis) and Grayson (Red) Don Reed owned the property between 1969 and 1990, with Leona Reed maintaining ownership after her husband's death until 2004. Grayson Reed was employed as a truck driver for 28 years with Citizen's Transportation. He was a Gold Card Member of Professional Rodeo Association. He was also instrumental in establishing the Equestrian Center at Lake Perris, California. The Reeds do not rise to the necessary level of local or State significance; as such, the property is not considered eligible under California Register Criterion 2. The 2304 Indian Avenue property was constructed in the simple Ranch style, which was common in the post-WWII era and into the 1960s. The property is not an exceptional representation of this style and was not associated with a master architect.

Therefore, the property is not eligible for listing under Criterion 3. Finally, research and analysis of the property has not yielded, nor does it appear to have the potential to yield, further information that could be considered important in local, regional, State, or national history and the property is not eligible under California Register Criterion 4 (EIR Appendix I). Therefore, the property does not meet the criteria for listing in the California Register and does not meet the definition of a historical resource pursuant to CEQA Guidelines.

Therefore, none of the existing buildings within the Specific Plan Area meet any of the historic resource criteria and do not meet the definition of a historical resource pursuant to CEQA or the City of Perris. Thus, potential impacts related to historic resources would be less than significant.

IMPACT CUL-2: THE PROJECT WOULD NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO § 15064.5.

Less than Significant with Mitigation Incorporated.

Phase 1 Development

The Phase I site is a mostly undeveloped, largely vacant site that was previously cleared and disked for weed abatement with some single-family residences. The Cultural Resources Study, included as EIR Appendix H, prepared for the Project included an archaeological records search that was completed at the University of California, Riverside, Eastern Information Center. All pertinent data was researched, including previous studies for a one-mile radius surrounding the Project site and the identification of recorded resources within one mile. In addition, the research included review of the current listings (federal, State, and local) for evaluating resources and reviewed historic maps.

The records search indicated that 45 cultural resources have been recorded within 1 mile of the Project area, one of which was recorded to be within the Project site. The resource on-site was a former Camp Haan barrack that had been relocated to the farm complex at the northeastern corner of Orange Avenue and Indian Avenue sometime between 1945 and 1952 and was completely removed from the property by 2000 (EIR Appendix H). The Project site survey did not identify archaeological resources. However, due to the number of previously identified resources within 1 mile of the Project site, there is a potential for previously unknown archaeological resources to be within site soils and could be impacted during construction. Therefore, Mitigation Measure CUL-1 has been included to require a qualified professional archeologist to monitor the initial ground-disturbing activities at both the Project site and any off-site Project-related improvement areas for the identification and treatment of any previously unknown archaeological and/or cultural resources. Mitigation Measure CUL-1 also requires the Project proponent/developer to also enter into an agreement with a local Native American tribe to work along with the Project archaeologist. With implementation of Mitigation Measure CUL-1 potential impacts to cultural resources within the Phase I development would be reduced to a less-than-significant level.

Phase 2 Buildout

As described previously, due to the number of previously recorded prehistoric and historical archaeological sites have been identified within 1-mile of the Project site. Therefore, the Phase 2 areas is also sensitive to archaeological resources, and it is possible that future ground-disturbing construction activities in Phase 2 could impact archaeological resources. As such, Mitigation Measure CUL-1 would also require monitoring for all developments within the Phase 2 area to reduce potential archeological impacts to a less-than-significant level.

IMPACT CUL-3: THE PROJECT WOULD NOT DISURB HUMAN REAMINS, INCLUDING THOSE INTERRED OUTSIDE OF DEDICATED CEMETERIES.*Specific Plan Area*

Less than Significant with Mitigation Incorporated. The Specific Plan area has not been previously used as a cemetery based on the historical background of the site provided in the Cultural Resources Study (EIR Appendix H). Thus, human remains are not anticipated to be uncovered during Project construction. In addition, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98, mandate the process to be followed in the event of an accidental discovery of any human remains and have been incorporated as Mitigation Measure CUL-2. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC. Compliance with existing law would ensure that significant impacts to human remains would not occur. Therefore, with compliance with Mitigation Measure CUL-2 and existing regulations, potential impacts from development of the Specific Plan on human remains would be less than significant.

5.5.7 CUMULATIVE IMPACTS

The cumulative study area for cultural resources includes Riverside County due to the regional context of historic and archaeological remains.

Historic Resources: The Project's contribution to cumulative impacts to historical resources was analyzed in context with past projects in Riverside County that were once similarly influenced by the historical agricultural industry in the region. Record searches and field surveys determined the absence of historical resources within or adjacent to the Project site. Therefore, Project implementation would have no potential to contribute towards a significant cumulative impact to historical sites and/or resources, and cumulatively considerable impacts would not occur.

Archaeological Resources: The Project's impact to prehistoric archaeological resources was analyzed in the context of the Perris region of Riverside County, which is identified as sensitive for archaeological resources. Construction activities within the Project site – as with other development projects in the region – may uncover subsurface prehistoric archaeological resource that meet the CCR § 15064.5 definition. However, Mitigation Measure CUL-1 has been included to reduce the potential of the Project to result in an impact to an archaeological resource that could contribute to a significant cumulative impact. Thus, with mitigation, the Project would result in a less-than-significant cumulatively considerable impact.

Disturbance of Human Remains: Mandatory compliance with the provisions of California Health and Safety Code § 7050.5, Public Resources Code § 5097 et seq., and CEQA Guidelines Section 15064.5 included as Mitigation Measure CUL-2, would assure that the Project, in addition to all development projects, treat human remains that may be uncovered during development activities in accordance with prescribed, respectful, and appropriate practices, thereby avoiding significant cumulative impacts.

5.5.8 EXISTING REGULATIONS

- California Health and Safety Code Section 7050.5
- Public Resources Code Section 5097.98

5.5.9 PROJECT DESIGN FEATURES

None.

5.5.10 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Without mitigation, the following would be **potentially significant**:

- Impact CUL-2: Earth-moving construction activities could impact archaeological resources.
- Impact CUL-3: Implementation of the Project would not disturb human remains.

The following would result in **less-than-significant impacts**:

- Impact CUL-1: Implementation of the Project would not impact a historical resource.

5.5.11 MITIGATION MEASURES

Mitigation Measure CUL-1: Prior to the issuance of grading permits, the Project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior's Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred).

The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the subject site and any off-site project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the Project archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no ground-disturbing activities shall occur at the Project site or within the off-site Project improvement areas until the Project archaeologist has been approved by the City.

The Project archaeologist shall be responsible for monitoring ground-disturbing activities, maintaining daily field notes and a photographic record, and for reporting all finds to the Project proponent/developer, property owner, and the City of Perris in a timely manner. The Project archaeologist shall be prepared and equipped to record and salvage cultural resources that may be unearthed during ground-disturbing activities and shall be empowered to temporarily halt or divert ground-disturbing equipment to allow time for the recording and removal of the resources.

The Project proponent/developer shall also enter into an agreement with either the Pechanga Band of Indians, the Soboba Band of Luiseño Indians, the Rincon Band of Luiseño Indians, or the Agua Caliente Band of Cahuilla Indians for a tribal representative (observer/monitor) to work along with the Project archaeologist. This tribal representative will assist in the identification of Native American resources and will act as a representative between the City, the Project proponent/developer, and Native American Tribal Cultural Resources Department. The tribal representative shall be on-site during all ground-disturbing of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, etc. The tribal representative should be on-site any time the Project archaeologist is required to be on-site. Working with the Project archaeologist, the tribal representative shall have the authority to halt, redirect, or divert any activities in areas where the identification, recording, or recovery of Native American resources are on-going.

The agreement between the proponent/developer and the tribe shall include, but not be limited to:

- An agreement that artifacts will be reburied on-site and in an area of permanent protection;
- Reburial shall not occur until all cataloging and basic recordation have been completed by the consulting archaeologist;
- Native American artifacts that cannot be avoided or relocated at the project site shall be prepared for curation at an accredited curation facility in Riverside County that meets federal standards (per 36 CFR Part 79) and available to archaeologists/researchers for further study; and
- The Project archaeologist shall deliver the Native American artifacts, including title, to the identified curation facility within a reasonable amount of time, along with applicable fees for permanent curation.

The Project proponent/developer shall submit a fully executed copy of the agreement to the City of Perris Planning Division to ensure compliance with this condition of approval. Upon verification, the City of Perris Planning Division shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

In the event that archaeological resources are discovered at the Project site or within the off-site Project improvement areas, the handling of the discovered resource(s) will differ, depending on the nature of the find. Consistent with California Public Resources Code Section 21083.2(b) and Assembly Bill 52 (Chapter 532, Statutes of 2014), avoidance shall be the preferred method of preservation for Native American/tribal cultural/archaeological resources. However, it is understood that all artifacts, with the exception of human remains and related grave goods or sacred/ceremonial/religious objects, belong to the property owner. The property owner will commit to the relinquishing and curation of all artifacts identified as being of Native American origin. All artifacts, Native American or otherwise, discovered during the monitoring program shall be recorded and inventoried by the Project archaeologist.

If any Native American artifacts are identified when the tribal representative is not present, all reasonable measures will be taken to protect the resource(s) in situ and the City Planning Division and tribal representative will be notified. The designated tribal representative will be given ample time to examine the find. If the find is determined to be of sacred or religious value, the tribal representative will work with the City and Project archaeologist to protect the resource in accordance with tribal requirements. All analysis will be undertaken in a manner that avoids destruction or other adverse impacts.

Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts will be subjected to curation, as deemed appropriate, or returned to the property owner.

Once grading activities have ceased and/or the Project archaeologist, in consultation with the designated tribal representative, determines that monitoring is no longer warranted, monitoring activities can be discontinued following notification to the City of Perris Planning Division.

A report of findings, including an itemized inventory of artifacts, shall be prepared upon completion of the tasks outlined above. The report shall include all data outlined by the Office of Historic Preservation guidelines, including a conclusion of the significance of all recovered, relocated, and reburied artifacts. A copy of the report shall also be filed with the City of Perris Planning Division, the South Coastal Information Center, and the tribe(s) involved with the Project.

Mitigation Measure CUL-2: Human Remains. In the event that human remains (or remains that may be human) are discovered at the Project site or within the off-site Project improvement areas during ground-disturbing activities, the construction contractors, Project archaeologist, and/or designated tribal representative shall immediately stop all activities within 100 feet of the find. The Project proponent shall then inform the Riverside County Coroner and the City of Perris Planning Division immediately, and the

coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b).

If the coroner determines that the remains are of Native American origin, the coroner would notify the Native American Heritage Commission (NAHC), which will identify the “Most Likely Descendent” (MLD). Despite the affiliation with any Luiseño tribal representative(s) at the site, the NAHC’s identification of the MLD will stand. The MLD shall be granted access to inspect the site of the discovery of Native American human remains and may recommend to the Project proponent means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains will be determined in consultation between the Project proponent and the MLD. In the event that there is disagreement regarding the disposition of the remains, State law will apply and median with the NAHC will make the applicable determination (see Public Resources Code Section 5097.98(e) and 5097.94(k)).

The specific locations of Native American burials and reburials will be proprietary and not disclosed to the general public. The locations will be documented by the Project archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the South Coastal Information Center.

5.5.12 LEVEL OF SIGNIFICANCE AFTER MITIGATION

With implementation of Mitigation Measures CUL-1 and CUL-2, and compliance with regulatory requirements, potential Project impacts to cultural resources would be less than significant. No significant and unavoidable adverse impacts related to cultural resources would occur.

5.5.13 REFERENCES

BFSA Environmental Services. (2024). *Phase I Cultural Resources Survey for the Harvest Landing Retail Center & Business Park Project. (EIR Appendix H)*

City of Perris. (2005a). *City of Perris General Plan 2030*. Retrieved July 28, 2023, from <https://www.cityofperris.org/departments/development-services/general-plan>.

City of Perris. (2005b). *Environmental Impact Report, City of Perris General Plan 2030*. Retrieved July 28, 2023, from <https://www.cityofperris.org/home/showpublisheddocument/451/637203139698630000>

Urbana Preservation and Planning. (2024). *Historical Resource Analysis Report Harvest Landing Retail Center & Business Park Project. (EIR Appendix I)*