

Historical Resource Analysis Report

Harvest Landing Retail Center & Business Park Project

Perris, CA

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EXECUTIVE SUMMARY

This Historical Resource Analysis Report (HRAR) was prepared by Urbana Preservation & Planning, LLC (Urbana) to evaluate the subject properties sited on Riverside County Assessor Parcel Numbers (APN) 305-060-038, 305-090-018, 305-100-028, 305-100-008, 305-100-009 and addressed as 2656 Indian Avenue, 2411 Indian Avenue, 2364 Indian Avenue, 2334 Indian Avenue, and 2304 Indian Avenue in Perris, California for eligibility under the California Register of Historical Resources (CRHR), and to further analyze the potential for impacts to historical resources by the proposed demolition or removal of the existing buildings and structures at each parcel in order develop new industrial and commercial uses within the proposed Harvest Landing Retail Center & Business Park Project amendment area (Proposed Project). The study area is comprised of roughly 39.56 acres, which is a portion of the larger Proposed Project site. Each improved parcel includes main building with ancillary buildings or structures as follows.

- 2656 Indian Avenue: 4 historic-era buildings and 6 contemporary-period buildings
- 2411 Indian Avenue: 1 historic-era buildings and 2 contemporary buildings
- 2364 Indian Avenue: non-extant building (demolished circa 2024)
- 2334 Indian Avenue: 1 historic-era buildings and 1 contemporary buildings,
- 2304 Indian Avenue: 1 historic-era buildings and 2 contemporary buildings

For clarification purposes, in this HRAR, "historic-era" means at least 45 to 50 years old (built earlier than 1978) but not necessarily evaluated as significant. A "contemporary period" property is one that was built after 1978 or is less than 45 to 50 years old.

The Proposed Project site is located east of Interstate 215, and north of the center of the City of Perris. The study area parcels were constructed in the late 1960s. At the time of construction, the study area and the surrounding environs were primarily utilized as farmland. Perris was an agricultural community for much of its history since its initial settlement in the 1880s and did not experience significant growth until the late 1960s and early 1970s, coinciding with the construction of the artificial Lake Perris in 1973. The lake is a recreational attraction and prompted new development interests. The Proposed Project area remains primarily rural, sited approximately two miles north of the city center. However, in recent decades surrounding farmlands have eroded as more residential tracts and industrial developments have been constructed. The Proposed Project area is representative of the later period of residential development in Perris and was built as local industries shifted from agricultural to recreational and industrial.

Urbana was commissioned to evaluate the Proposed Project area parcels to assess whether the properties are eligible for designation and listing under the criteria of the CRHR, and to analyze the potential for impacts to historical resources resultant from the Proposed Project.

Report preparers are Alexandria Baker, MCP, Douglas Kupel, Ph.D., RPA, Senior Historian and Principal Investigator, and Wendy L. Tinsley Becker, RPH, AICP, Principal / Manager. All Urbana personnel meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Site work and field survey activities were completed in December 2023. Background research and reporting occurred between January and March 2024.

This HRAR was prepared to comply with the requirements of the California Environmental Quality Act (CEQA). As part of this HRAR, the evaluated properties at 2656 Indian Avenue, 2411 Indian Avenue, 2364 Indian Avenue, 2334 Indian Avenue, and 2304 Indian Avenue, are opined not eligible for designation or listing on the CRHR. With this evaluation of ineligibility, the evaluated properties do not meet the definition of a historical resource. Refer to Sections V and VI for additional information.

The following is appended to this HRAR: Historic and current maps, showing the Proposed Project location, are included in **Appendix A**; Property Data, including ownership history and permit records, is included in **Appendix B**; Historic and current views of the evaluated properties are included in **Appendix C**; Department of Parks and Recreation (DPR) 523 series forms for the four extant properties are included in **Appendix D**; and preparer qualifications are included in **Appendix E**.

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I. INTRODUCTION

This HRAR was prepared by Urbana to evaluate the properties at 2656 Indian Avenue, 2411 Indian Avenue, 2364 Indian Avenue, 2334 Indian Avenue, and 2304 Indian Avenue in Perris, California for eligibility under the CRHR criteria and to further analyze the potential for impacts to historical resources. The Proposed Project involves removal or demolition of the existing historic-era and contemporary period buildings at each property. The subject property comprises roughly 39.56 acres on Riverside County Assessor's Parcel Numbers (APN) 305-060-038, 305-090-018, 305-100-028, 305-100-008, 305-100-009 which is a portion of the larger Proposed Project site. The study area is bound by West Placentia Avenue (to the north), Interstate 215 (to the west and south), and Indian Avenue (to the east). The larger setting includes rural residential properties, undeveloped farmland, and industrial properties dating to the late 1950s through 2000s. Project location maps, historic and current, are included in **Appendix A**.

Methodological Approach and Report Organization

The methodological approach undertaken for this HRAR consisted of three major tasks – contextual and property specific research, a site visit and field survey, and technical analysis. The technical analysis for the subject property is included in this HRAR Section VII Significance Evaluation.

Research

Contextual and property-specific historical research included a review of Riverside County regional newspapers from the California Digital Newspaper Collection at the University of California Riverside and via Genealogy Bank, and Newspapers.com; biographical and genealogical research on the property and past owners and occupants via Ancestry.com; review of maps, aerial imagery and photographs via National Environmental Title Research HistoricAerials.com, UC Santa Barbara FrameFinder, the Barry Lawrence Ruderman Antique Map Collection, the Los Angeles Public Library Digital Photo Collection, the University of Southern California Photo Collection, and Calisphere, as well as building permits and other land records for the subject property obtained from the City of Perris and Riverside County. Property data including permit records and ownership and occupancy data are included in **Appendix B**.

Site Visit and Field Survey

Urbana's Brandon Booth conducted the site visit in December 2023. The purpose of the site visit was to observe and photograph all buildings and structures at study area properties and the surrounding environs in order to understand and identify the architectural styles and character-defining features present, building

alterations and development patterns associated with the parcel and its environs. Historic and current views of the properties are included in **Appendix C**.

Technical Analysis

The purpose of this HRAR is to evaluate the subject properties for eligibility under the criteria of the CRHR, and to assist in the decision-making process related to current and future proposed discretionary projects at the Proposed Project area. This report was prepared pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines). Accordingly, this HRAR includes a discussion of the subject properties – their history, architectural origins and current appearance, an evaluation of significance under the eligibility criteria of the CRHR, and a historical resource impacts analysis and regulatory conclusion under CEQA. Department of Parks and Recreation (DPR) 523 series forms, with a CRHR status code assigned, are included in **Appendix D**.

Report preparers are Alexandria Baker, M.C.P., Douglas Kupel, Ph.D., RPA, Senior Historian and Principal Investigator, and Wendy L. Tinsley Becker, RPH, AICP, Principal / Manager. All Urbana personnel meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Personnel resumes are included in **Appendix E**.

II. PROPOSED PROJECT DESCRIPTION

The Proposed Project site includes approximately 354.39 acres and is generally bounded by I-215 to the west, Perris Boulevard to the east, Nuevo Road to the south, and Placentia Avenue to the north, in the central portion of the City of Perris. The Proposed Project involves an amendment to the approved Harvest Landing Specific Plan to allow for the development of industrial and commercial uses including construction of warehouses, a big box retail commercial site, and a community commercial site.

Within the specific plan amendment area, the historical resource study area includes four parcels that contain historic-era buildings. These evaluated parcels are identified as: (APN) 305-060-038, 305-090-018, 305-100-008, 305-100-009.

Maps delineating the Proposed Project location and historical resource study area are included in Figures 1 and 2 on the following page.

Figure 1. Harvest Landing Specific Plan Adopted Land Use Map



Figure 2. Harvest Landing Retail Center & Business Park Project Proposed Land Use Map

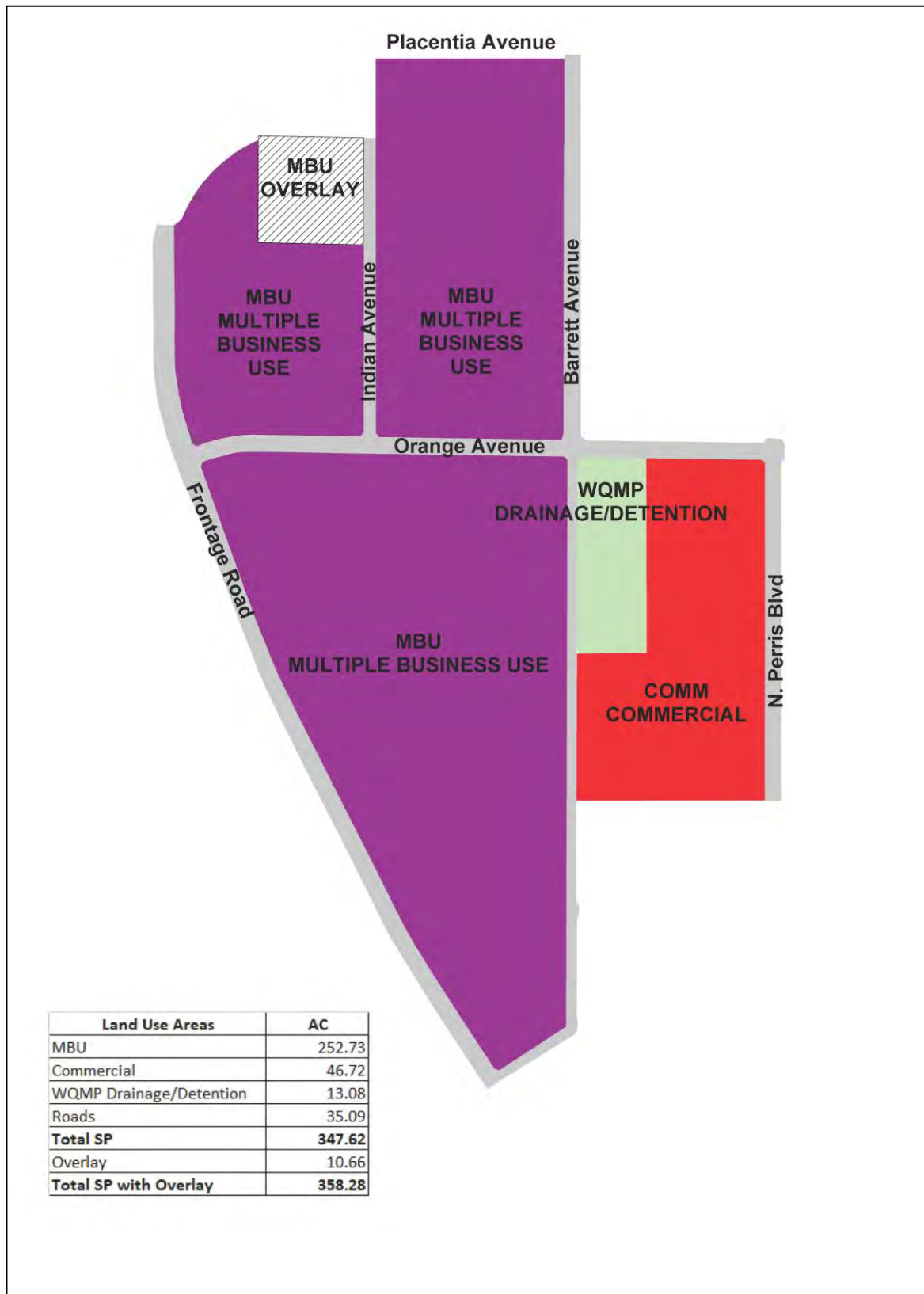


Figure 3. Historical Resource Study Area



III. PRESERVATION PLANNING

REGULATORY FRAMEWORK

Following is an overview of the historic preservation regulatory framework and eligibility criteria relative to future actions proposed within the Proposed Project boundaries.

California Environmental Quality Act (CEQA) & Historical Resources

Pursuant to CEQA PRC § 21084.1, any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. PRC § 5020.1(q) defines a “substantial adverse change” as demolition, destruction, relocation, or alteration such that the significance of the historical resource would be materially impaired.

Historical resources¹ are defined as “a resource listed or eligible for listing on the California Register of Historical Resources” (CRHR) (Public Resources Code, Section 5024.1; 14 CCR 15064.5). Under CEQA Guidelines Section 15064.5(a), the term “historical resources” includes the following:

- A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resources Code, Section 5024.1). This is regarded as a “Mandatory Resource”.
- A resource included in a local register of historical resources, as defined in Section 5020.1(k)² of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g)³ of the Public Resources Code, will be presumed to be historically

¹ Within the broad definition of an historic resource, three categories exist.

- Mandatory: A resource listed in, or determined by the State Historical Resources Commission as eligible for listing in, the California Register of Historical Resources (§ 15064.1.a.1);
- Presumptive: A resource included in a local register of historical resources or identified as significant in an historical resources survey (§ 15064.1.a.2);
- Discretionary: A Lead Agency determines that a resource meets the criteria for listing in the California Register of Historical Resources (§ 15064.1.a.3); or the Lead Agency uses its discretion to consider any resource as historic for the purposes of CEQA (§ 15064.1.a.4).

Pursuant to CEQA Guidelines § 15064.1.a. 3, for a Lead Agency to determine if a resource is historic, the Lead Agency must determine whether the resource meets the criteria for listing in the California Register of Historical Resources (California Register).

² Pursuant to PRC § 5020.1 (k), “Local register of historical resources” means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

³ Pursuant to PRC 5024.1 (g), “A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:(1) The survey has been or will be included in the State Historic Resources Inventory.(2) The survey and the survey documentation were prepared in accordance with office procedures and requirements.(3) The resource is evaluated and

or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant. This is regarded as a "Presumptive Resource".

- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. This is regarded as a "Discretionary Resource". Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code Section 5024.1) including the following:
 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 2. 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 values; or
 4. Has yielded, or may be likely to yield, information important in prehistory or history.
- The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest.

Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be

determined by the office to have a significance rating of Category 1 to 5 on DPR Form 523.(4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1, 14 CCR § 4850).

The California Register statute (PRC Section 5024.1) and regulations (14 CCR Section 4850 et seq.) require that at the time a local jurisdiction nominates an historic resources survey for listing in the California Register, the survey must be updated if it is more than five years old. This is to ensure that a nominated survey is as accurate as possible at the time it is listed in the California Register. However, this does not mean that resources identified in a survey that is more than five years old need not be considered “historical resources” for purposes of CEQA. Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the California Register.¹

Integrity and the California Register

Integrity is the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if it maintains the potential to yield significant scientific or historical information or specific data.

City of Perris Historic Preservation Program

The City of Perris does not have a historic preservation ordinance or local designation criteria within the Perris Municipal Code. The Perris Valley Historical Association and the Riverside County Office of Historic Preservation maintain a list of historic sites and structures within the City of Perris. This list is included in the Conservation Element of the City of Perris General Plan and is presented here in Table 1. Previously surveyed

properties in the city that are listed in the State Historic Preservation Office (SHPO) California Historical Resources Information System (CHRIS) are included in Table 2.

Table 1. Historic Sites and Buildings in Perris

Building / Sites	Year Built	Location
Dora Nelson African-American History Museum	-	316 E. Seventh Street
Santa Fe Depot / Historical Museum	1892	120 W. 4 th Street
Smith Brothers Potato Shed	1930s	3 rd and C Streets
Perris City Hall	1925	101 N. D Street
Gymnasium	1930	101 N. D Street
Police Department	1910	101 N. D Street
Recreation Department	1910	120 N. Perris Blvd.
Perris Theatre	1930s	120 N. Perris Blvd.
Nance Building	1905	318 S. D Street
Mapes General Store	1880s	SE Corner at 4 th Street
Mapes-Cummins Home	1890	196 E. 6 th Street
First Congregational Church	1900	177 E. 6 th Street
Formerly Brun's-Fashion Livery Stable	1900	600 S. D Street
Mexico Lindo Café	1890s	505 S. D Street
Mission Inn Building	1912	502 S. D Street
Southern Hotel	1887	455 S. D Street
Formerly Bank of Perris	1904	400 S. D Street
Formerly Robertine Hotel and Boarding	1893	504 and 510 C Street
Holloway Home	1913	230 W. 7 th Street
A.W. Hook Home	1895	223 W. 7 th Street
Merritt / C. Kirkpatrick Home	1895	239 W. 7 th Street
Morrison Home	1897	303 W. 7 th Street
Thompson Home	1900	363 W. 7 th Street
J.F. Hook / Stewart Home	1893	650 Park Avenue
Paul Neely Home	Pre-1900	402 Park Avenue
Shelton / Mitchler / Stewart Home	1908	496 W. 4 th Street
Formerly Stationmaster's Home	1891	328 W. 5 th Street
Austin / Reese Home	1905	306 W. 5 th Street
Boardman Home	1916	270 W. 5 th Street
A.W. Metz / Homer Smith Home	1893	400 S. B Street
C.R. Stewart Home	1910	326 W. 4 th Street
T. Kirkpatrick Home	1910	251 W. 4 th Street
Reynold's Home	1905	246 W. 4 th Street
Railway / Picante Station	1882	2201 S. A Street
Rock House	1928	246 Lomita Drive
Red and White Market	-	325 S. D Street
John Reynolds / Kingston Home	Lake 1880s	SE corner 4 th & Perris Blvd.
Hartford / Sheldon / Stewart Home	1906	240 W. 4 th Street
Hook and Oaks Building	-	7 th and D Street
Pratt House	-	Old Nuevo Road

Table 2. Previously Surveyed Properties in Perris

Name	Year Built	Location	Status Code
Boy Scout House	1938	31 C Street	5S2
74 Punta Dr	1980	74 Punta Drive	6Y
80 E Dawes St, #29	1988	80 E. Dawes Street	6Y
Perris High School, Perris Police Department	1910	100 N. Perris Blvd	3D
Perris High School, Statler Youth Center	1930	101 N. D Street	3D
Perris High School, Perris City Hall	1925	101 N. D Street	3D
109 Perou Street	2003	109 Perou Street	6Y
Perris Depot	1892	120 W. 4th Street	1S; 3S
Perris High School, Perris Fire Department	1910	120 N. Perris Blvd	3D
120 E. 3rd Street	Not Listed	120 E. 3rd Street	6Y
121 Elmtree Drive	1985	121 Elmtree Drive	6Y
127 E. 5th Street	1938	127 E. 5th Street	7N
132 E. 7th Street	Not Listed	132 E. 7th Street	5S2
135 N. D Street	1986	135 N. D Street	6Y
147 E 7th St	1984	147 E. 7th Street	6Y
152 Coliseum St	1980	152 Coliseum Street	6Y
Congregational Church, Greater New Hope Baptist Church	1887	177 E. 6th Street	3S
186 E. 7th Street	1958	186 E. 7th Street	6Y
187 San Luis Drive	1979	187 San Luis Drive	6Y
196 E. 6th Street	1891	196 E. 6th Street	7N
Perris Ranger Unit Headquarters Ranger's Residence	1939	210 W. Jacinto Street	4CM
Perris Ranger Unit Headquarters Residence Garage	1939	210 W. Jacinto Street	4CM
Perris Ranger Unit Headquarters Auto Shop	1938	210 W. Jacinto Street	4CM
Perris Ranger Unit Headquarters Associate Ranger's	1938	210 W. Jacinto Street	4CM
A.W. Hook House	1895	223 W. 7th Street	7N; 7R
233 W. 4th Street	1948	233 W. 4th Street	5D2
Robert Moore Home	1905	239 W. 7th Street	3S
Joe Beckley Home	1928	239 W. 4th Street	5D2
Stewart Home	1906	240 W. 4th Street	5D2
Rock Castle, Rock House	1928	246 Lomita Drive	3S
246 W. 4th Street	1916	246 W. 4th Street	5D2
250 W. 1st Street	Not Listed	250 W. 1st Street	6Y
Kirkpatrick Home	1910	251 W. 4th Street	5D2
252 W. 4th Street	1922	252 W. 4th Street	5D2
255 W. 5th Street	1949	255 W. 5th Street	6Y
256 W. 6th Street	1930	256 W. 6th Street	6Y
256 Momento Ave	1990	256 Momento Ave	6Y

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257 Recognition Lane	Not Listed	257 Recognition Lane	6Y
260 W. 4th Street	1922	260 W. 4th Street	5D2
Perris German Methodist Episcopal Church, Old Germ	1888	260 W. 3rd Street	5S2
263 W. 4th Street	1934	263 W. 4th Street	5D2
265 W. 4th Street	1934	265 W. 4th Street	5D2
266 W. 4th Street	1922	266 W. 4th Street	5D2
270 5th Street	1916	270 5th Street	7N
276 W. 4th Street	1916	276 W. 4th Street	5D2
280 W. 4th Street	1941	280 W. 4th Street	5D2
288 Count Turf Dr	1990	288 Count Turf Drive	6Y
291 Coral Hills Road	Not Listed	291 Coral Hills Road	6Y
294 Whirlaway Street	1989	294 Whirlaway Street	6Y
Perris Theater, Harvest Time Crusade Church	1930	295 S. D Street	3S
W.R. Morrison House	1897	303 W. 7th Street	7N
Austin	1905	306 W. 5th Street	5S2
307 W. 8th Street	1910	307 W. 8th Street	3S
310 W. 2nd Street	Not Listed	310 W. 2nd Street	6Y
Colton Grain And Milling Company, Nance Building	1895	318 S. D Street	5S2
318 Whirlway Street	Not Listed	318 Whirlway Street	6Y
326 W. 4th Street	1910	326 W. 4th Street	5S2
328 W. 5th Street	1891	328 W. 5th Street	3S
Kool Kove	1920	336 S. D Street	5S2
336 W. 5th Street	1939	336 W. 5th Street	6Y
343 W. 5th Street	1922	343 W. 5th Street	6Y
355 Cherokee Road	1973	355 Cherokee Road	6Y
359 Bahia St	1987	359 Bahia Street	6Y
360 Daystar Dr	1988	360 Daystar Drive	6Y
362 W. 7th Street	Not Listed	362 W. 7th Street	6Y
Frederick House, Thompson House	1900	363 W. 7th Street	7N
370 W. 7th Street	Not Listed	370 W. 7th Street	6Y
376 W. 6th Street	1948	376 W. 6th Street	6Y
391 W. 4th Street	1936	391 W. 4th Street	5S2
Smith Residence	1890	400 B Street	5S2
Perris National Bank, Biedebach Realty	1915	400 S. D Street	5S2
400 E. Jarvis Street	1901	400 E. Jarvis Street	5S2
Paul House	1904	402 Park Ave	5S2
409 Highland Vista Way	1985	409 Highland Vista Way	6Y
416 E. Jarvis Street	Not Listed	416 E. Jarvis Street	6Y
419 Highland Vista Way	1986	419 Highland Vista Way	6Y
422 C Street	Not Listed	422 C Street	6Y
422 Dale Street	1991	422 Dale Street	6Y

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422 C Street	1943	422 C Street	6Y
El Dorado Inn	1925	430 S. D Street	5S2
440 Ocean Ave	Not Listed	440 Ocean Ave	6Y
Southern Hotel	1887	445 D Street	1S; 3S
449 Quail Ct	1984	449 Quail Court	6Y
453 Cherry Vista Dr	1990	453 Cherry Vista Drive	6Y
456 W. 3rd Street	1992	456 W. 3rd Street	6Y
460 Quail Court	1985	460 Quail Court	6Y
475 Aspen Lane	1986	475 Aspen Lane	6Y
479 Crown Ridge	Not Listed	479 Crown Ridge	6Y
480 Deerhill Road	1983	480 Deerhill Road	6Y
Turley House	1909	496 W. 4th Street	3S
Robertine Hotel	1893	510 C Street	7N
517 Shark Street	Not Listed	517 Shark Street	6Y
550 Perris Blvd	1948	550 Perris Blvd	6Y
555 Apache Road	Not Listed	555 Apache Road	6Y
555 Cherokee Rd	1979	555 Cherokee Road	6Y
Quiggley House, Pratt House	1896	571 W. Nuevo Road	3S
Dunsmoor House	1893	595 W. 11th Street	5S2
Brun Home	1900	602 C Street	5S2
635 Apache Road	Not Listed	635 Apache Road	6Y
A. J. Hook House	1900	650 Park Ave	3S; 6Y
652 Camelia Drive	Not Listed	652 Camelia Drive	6Y
652 Roadrunner Way	Not Listed	652 Roadrunner Way	6Y
658 Primrose Place	Not Listed	658 Primrose Place	6Y
677 Clearwater Dr	1987	677 Clearwater Drive	6Y
Noonan Residence	1898	715 B Street	7N
718 Myrtle Ave	Not Listed	718 Myrtle Ave	6Y
730 Shawnee Rd	1977	730 Shawnee Road	6Y
731 Roadrunner Way	1987-1987	731 Roadrunner Way	6Y
733 Mariner Drive	1988	733 Mariner Drive	6Y
767 Clearwater Drive	Not Listed	767 Clearwater Drive	6Y
Hook's Grain Yard	1900	832 S. D Street	5S2
941 Park Ave	Not Listed	941 Park Ave	6Y
1021 Forey Street	1984	1021 Forey Street	6Y
Palomar Military Academy, Perris Ranch	1914	1040 Tepee Lane	5S2
1060 Davids Road	Not Listed	1060 Davids Road	6Y
1062 Florey St	1984	1062 Florey Street	6Y
1262 Mount Diablo St	1992	1262 Mount Diablo Street	6Y
1301 Mount Diablo St	1992	1301 Mount Diablo Street	6Y
1311 Yukon Ave	1995	1311 Yukon Ave	6Y
1450 S. Perris Blvd	Not Listed	1450 S. Perris Blvd	6Y
1468 Ashbury Way	Not Listed	1468 Ashbury Way	6Y

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1520 Whiteoak Drive	2003	1520 Whiteoak Drive	6Y
1545 Ruby Drive	1990	1545 Ruby Drive	6Y
1546 Arrow Creek Drive	Not Listed	1546 Arrow Creek Drive	6Y
1652 Sycamore Street	1982	1652 Sycamore Street	6Y
1688 Emerald Way	1978	1688 Emerald Way	6Y
1751 Yucateca Street	1993	1751 Yucateca Street	6Y
1777 S Sapphire Dr	1968	1777 S. Sapphire Drive	6Y
1891 Penasco Grande St	1990	1891 Penasco Grande Street	6Y
1911 Summertree Drive	1984	1911 Summertree Drive	6Y
1913 Neptune Drive	1988	1913 Neptune Drive	6Y
1917 Hennesy Street	Not Listed	1917 Hennesy Street	6Y
2058 Medical Center Drive	1988	2058 Medical Center Drive	6Y
2063 Sunny Sands Dr	1977	2063 Sunny Sands Drive	6Y
First Perris Depot	1890	2201 S. A Street	5S2
Relic Of Pinacate, Trolley Museum	1882	2201 S. A Street	7N
Liberty Bell Cafe O'Neill's Streamline Diner	1920	2201 S. A Street	
Centinela Grand	1969-1985	2225 N. Perris Blvd	6Y
2464 Johnston	Not Listed	2464 Johnston	6Y
2477 Cannonade Ct	1988	2477 Cannonade Court	6Y
2528 Spectacular Bid Street	1990	2528 Spectacular Bid Street	6Y
2544 Halma Ct	1990	2544 Halma Court	6Y
2580 Wilson Ave	1980	2580 Wilson Ave	6Y
2726 Riva Ridge	1989	2726 Riva Ridge	6Y
3157 Lakeview Drive	1979	3157 Lakeview Drive	6Y
3239 Canna Way	2004-2004	3239 Canna Way	6Y
3248 El Nido Ave	Not Listed	3248 El Nido Ave	6Y
Simpson Ranch	1925	15777 Lake Mathews Drive	5S2
17679 Cajalco Road	1965	17679 Cajalco Road	7K
Camp Haan Barracks	1941	17770 Cajalco Road	5S2
18391 Patterson Ave	1895	18391 Patterson Ave	7N
18880 Birch Street	1935	18880 Birch Street	6Y
18921 Clark Street	1942	18921 Clark Street	5S2
19310 Santa Rosa Road	Not Listed	19310 Santa Rosa Road	6Y
Liberty Bell Cafe	1940	19370 SR 194	2S; 2S2; 3S
19391 Clark Street	Not Listed	19391 Clark Street	6Y
Sawyer, George H, Home	1900	19542 Patterson Ave	3S
Mayer, J B, Ranch	1926	20049 Perris Blvd	5S2
20264 Rider Street	1945	20264 Rider Street	6Y
Smith Ranch	1928	20428 Smith Road	7R
20473 Santa Rosa Mine Road	1940	20473 Santa Rosa Mine Road	7R
Camp Haan Barracks	1941	20890 Indian Ave	5S2
20931 Cajalco Road	1970	20931 Cajalco Road	6Y
Buttercup Ranch	1910	21247 Webster Ave	5S2

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21361 Foothill Ave	1935	21361 Foothill Ave	5S2
Great Miracle Valley Church	Not Listed	21415 Cajalco Road	6Y
21623 Cajalco Road	Not Listed	21623 Cajalco Road	7K
Henry J. Upton Ranch	1922	21626 Kuder Street	5S2
22489 Aloha Road	1948	22489 Aloha Road	6Y
23710 SR 74	Not Listed	23710 SR 74	5S2
Penney Ranch, KC Ranch	1897	23741 Lemon Ave	5S2
23790 Clara Place	1931	23790 Clara Place	7N
23866 Elsinore Lane	1942	23866 Elsinore Lane	7R
Leavitt House	1889	23896 Orange Ave	3S
Camp Haan Barracks, Boyd Tanks Company	1941	23960 Harley Knox Ave	5S2
Anderson House	1900	24016 Orange Street	3S
24040 Ramona Expressway	1981	24040 Ramona Expressway	7N
24166 Nuevo Road	1900	24166 Nuevo Road	3S
Camp Haan Barracks	1941	24415 Nandina Ave	5S2
24585 Camino Del Serenah	1950	24585 Camino Del Serenah	7R
24730 SR 74	1948	24730 SR 74	6Y
Universal Life Church	1930	24964 SR 74	3S
Seneca Falls Pump	1888	25381 Jarvis Street	5S2
Black Star Ranch	1946	26205 El Toro Road	5S2
26233 Stovepipe Road	1920	26233 Stovepipe Road	5S2
27392 Nuevo Road	Not Listed	27392 Nuevo Road	7N
27415 Irma	1954	27415 Irma	6Y
27478 Citrus Ave	1910	27478 Citrus Ave	5S2
Cowie Wagon Wheel Ranch, Hunter Residence	1931	27741 Deprad Street	5S2
Quail Valley Country Club	1956	28702 Anita Drive	7R
West Fourth Street Historic District	1925	W. 4th Street	5S2
Lindell Road	1920	Lindell Road	5S2
Seg of the Perris Valley Storm Drain Main Channel	Not Listed	Not Listed	6Y
Lateral B-Oleander Channel	1955	E. Oleander Ave	6Y
Segment Of Webster Avenue	1890	E. Oleander Ave	6Y
Bernasconi Hot Springs		Martin Street	7R
Not Listed	1942	Redlands Ave	7R

IV. HISTORICAL THEMES ASSOCIATED WITH THE PROPOSED PROJECT AREA

The evaluated properties were examined for historical significance under the themes of Perris history, the Ranch style of architecture, and mid-century school design.

City of Perris

Located in Riverside County, Perris encompasses approximately 32 square miles and is sited northeast of the City of Lake Elsinore, northwest of the City of Menifee, southeast of March Air Reserve Base/Inland Port Airport, and is intersected by California State Route 74.

The region was originally inhabited by the Luiseño tribes, before coming under Spanish control in the 1700s. The first Spanish Mission in California was founded in 1769; Spanish activities continued through the 1700s, though their activities were largely confined to the coastal regions. No Europeans were known to have settled in the vicinity of the Proposed Project area until the early 19th century. Sited inland from the coastal regions, the inland region was under nominal control of Mission San Luis Rey but felt little influence by Spanish, and later Mexican, colonization activities. In the 1830s, after the secularization of the mission system, the Mexican government issued several large land grants in what would become southwest Riverside County including Perris.

Prior to American control of California, wealthy Mexican landowner, Don Jose Antonio Estudillo, owned much of the area that would become the eastern portion of Perris and further east towards Hemet. In 1842, the 35,000-acre Rancho San Jacinto Viejo y Potrero was granted to Estudillo by Mexican Governor Juan B. Alvarado. The land holding encompassed the towns of Hemet, San Jacinto, Valle Vista (Florida), Winchester (Pleasant Valley), and what would become the eastern portion of Perris, and was used to graze cattle. After Estudillo's death, the land was divided and sold to American settlers.

The western portion of Perris was within the Rancho El Sobrante de San Jacinto, which was granted to Maria del Rosario and Estudillo de Aguirre by Governor Pio Pico in 1846. This land holding was approximately 48,847 acres, and included the western Perris Valley, the Canyon Lake area, and the Lake Mathews region.

The first American settlement in the area that would become Perris occurred in the 1880s. In 1881, the California Southern Railroad (CSRR) lay tracks through the valley, leading to the termination of the transcontinental route of the Santa Fe Railway in San Diego. Fredrick Thomas Perris was tasked with survey and construction of the route. After the completion of the railroad in 1882, settlers began moving to the valley, drawn to the area for the access to the railroad and the idea of cheap land. Agriculture soon became the main industry in the area, with alfalfa, potatoes, onions, and grapes grown in the region.²

Mining was another valuable industry in the area when gold deposits were found in the surrounding hills, and the mining claims expanded to include tin, coal, and clay. The Pinacate Mining District was established in the 1950s, in the hills between Perris and Lake Elsinore. The Good Hope vein, the principal gold mine in the Pinacate Mining District, was first discovered in 1874 and by 1889 the mine had become one of the top producers in Southern California. Mining of the Good Hope peaked circa 1903, before production slowed. The ore produced from the mine required fine crushing and careful amalgamation and concentration. Insufficient water supplies made running the needed mills difficult and production was inefficient. The extensive production process made it difficult to turn a profit from the mine. In the 1930s, an effort was made to reopen the Good Hope mine, but underground flooding led to the mine closing. Associated mines in the Pinacate Mining District included the Argonaut, Brady, Colton, Good Hope, Hoag, Lake View, Lucky Strike, Musick, Rosalia, Santa Fe, Santa Rosa, Shay, and Victor.³

By the 1880s, the Perris Valley region had reached a population of 400 people. In 1885, the residents of the central and northern parts of the Perris Valley called for the creation of a centrally located townsite. The CSRR Company purchased land for the project, and Fred T. Perris, CSRR's Chief Engineer, visited the valley to study the proposal. Establishment of the townsite began with construction of a depot and well. Residents in the area donated land to the railroad in exchange for establishing a station at the new town. The town was named after California Southern Railroad's Fred T. Perris to commemorate his efforts in surveying much of the Perris Valley ahead of the railroad construction.

The Perris townsite was officially named a station on the transcontinental route of the Santa Fe railway in April 1887. By 1887, six passenger trains and two freight trains stopped at the Perris station daily. This connection led to rapid growth in the region until the early 1890s when heavy storms repeatedly washed out the tracks in the Temecula Gorge. As a result, the railroad abandoned service to San Diego by way of Perris.

The need for a water system and other critical infrastructure led to establishment of a local government in 1911. Perris residents submitted a petition to the Riverside County Board of Supervisors seeking incorporation. The community voted on the petition in April 1911; 101 votes were cast, with a majority in favor of cityhood. In May 1911, the City of Perris was officially incorporated. At the time the population was estimated to be around 300 people. By 1920, the city's population had grown to 499 residents. By 1930, population was recorded at 763. In 1940 population reached 1,011 and by 1950, in the post-WWII era, Perris grew to 1,807 residents. Preceding the post-WWII period, agriculture remained as the primary industry in the region, with dry grain farming as the predominant technique and crop until water was brought to the valley in the early 1950s by the Eastern Municipal Water District. At that point, more water intensive crops such as alfalfa and potatoes, and later sugar beets, became the mainstay of farming in the Perris Valley.

In the late 1960s and the early 1970s, Lake Perris was constructed. The artificial lake was completed in 1973 and is the southern terminus of the California State Water Project and part of the Lake Perris State Recreation Area. After the lake was constructed, Perris saw an increase in development as the area became a popular recreation destination. The 1960s saw the construction of housing tracts in the area, consistent with the post-war housing boom seen in much of Southern California. In 1960, the population of the city was recorded at 2,950 and in 1970, it reached 4,228. Into the contemporary period, Perris has continued to grow and develop as a low-density rural community. Between 1980 to 1990, the population grew from 6,827 to 21,460. Since the 1990's the city has expanded with the construction of large industrial buildings and planned subdivisions, and the area has seen a large population boom in recent decades. The 2022 census reported a population of approximately 80,200 people.

Ranch Style Architecture

The Ranch style of architecture originated in the mid-1930s in southern California. Its simple form made it relatively cheap to construct, and it was one of the styles permitted to be built under FHA financing guidelines. Into the 1950s, Ranch style homes represented sheltered privacy and a sense of security from the happenings of the Cold War, when Civil Defense needs stressed strength of the family and home as strength of the country. Throughout the United States, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s.

After World War II, the style began to gain popularity. It was the most popular style of architecture in the 1950s and 1960s. The style was often found in large, mass constructed subdivisions. Ranch house suburbs were common across the country, especially in areas that saw a housing boom post-war. The style was

especially popular in the southern, Sunbelt region, where relatively cheap land prices allowed for the sprawling style to be built. The increased use of automobiles after World War II facilitated the widespread construction of the ranch style house. Mass constructed ranch style suburbs were constructed on large swaths of undeveloped land – away from the cities. Cars made it possible for people to travel from the city to their homes in the suburbs.

The style was loosely based on early Spanish Colonial ranch houses in the American Southwest. The ranch style that came about in the mid-century was advertised as part of a casual family-oriented lifestyle for postwar families. It was more accessible to most Americans than other modern styles seen at the time. The style met the demand for housing that reflected the latest architectural aesthetic, stylistic details, and materials, including interior courtyards, aluminum framed windows, sliding glass doors, flat roofs, and masonry screen walls, while remaining affordable. The Ranch style home was typically built with a broad, one-story shape, built low to the ground, with a low-pitched roof. The front entry is typically off-center and sheltered under the main roof of the house. The garage is typically attached, elongating the building's form. They typically have a large picture window and an asymmetrical façade.⁴ Character-defining features of Ranch style homes are listed below.

- Broad, one-story horizontal massing
- Built low to the ground
- Asymmetrical façade
- Off-center front door
- Low-pitched roof without dormers
- Moderate to wide roof overhang
- Large picture windows
- Multiple window shapes and sizes
- Integrated "slants"
- Different wall-cladding materials
- Garage attached to main façade
- One of four general subtypes that are based on roof form
 - o Hipped roof
 - o Cross-hipped roof
 - o Side-gable roof
 - o Cross-gable roof

Mid Century School Design

In the early 20th Century, there was a shift from informal education to an organized system, structured by grade level and specific curriculums. The focus was on intellectual rigor and the mental discipline of students. The school buildings constructed during this era were designed to be civic monuments and sources of community pride. The school buildings typically featured traditional architectural styles, monumental designs, symmetrical facades, oversized entrances, and rectangular plans. With a focus on order and authority, classrooms were identical and featured fixed desks facing the front of the room, with windows along one wall providing a single-direction light source. There were few school buildings constructed between 1930 and 1945 due to the Great Depression and World War II; by the 1950s the earlier attitudes towards education were considered outdated and obsolete.

After World War II, approaches to education began to shift. More care was given to the emotional development of students, and the architectural design of schools shifted to meet these new standards. Mid-century school planning had three primary concerns: environment, education, and economy. New schools were built with the educational and physical needs of the students and teachers in mind, but were also built within the limitations of the school district's budget. Schools sought to meet physical needs by being sanitary, safe, quiet, and well lit, and emotional needs by being pleasant, secure, inspiring, friendly, and restful.

Mid-century schools were limited by the rising cost of construction in the post-War era. Schools were designed with mass production methods to meet the demand for affordable and fast construction. They were typically built with long, low, one-story buildings and were frequently designed in the International style with large windows, light-filled courtyards, and a decentralized floorplan. Floorplans were laid out to maximize space and flexibility. There was an increased focus on the connection between indoor and outdoor spaces and frequently featured large windows and interior courtyards. Other common design elements included: ribbon windows, buildings designed to accommodate easy expansion, contrasting wall materials on the exterior, floorplans to encourage socializing, single-story designs with flat or low-pitched roofs and deep eave overhangs, and integrated landscaping. There was a greater influence on landscaping and outdoor recreation, resulting in more sprawling school campuses. Instead of containing all school facilities within a single rectangular building, facilities were clustered by function, such as separating quiet classrooms from noisy cafeterias. This model often resulted in irregular plans. These new design elements were all implemented to support the more progressive theory of education that was being implemented at the time.⁵

V. SURVEY RESULTS

All survey properties were constructed in the late 1950s to 1960s. Limited historical data was identified for each property, including aerial imagery, building permit records, and newspaper references. Survey property histories, descriptions, and site plans are included below. CRHR eligibility evaluations are included in Section VI. Current views of the property are included in the following pages and within **Appendix C**.

2656 Indian Avenue | APN 305-060-038



Figure 4. View west of Val Verde Elementary School, at 2656 Indian Avenue.

2656 Indian Avenue is the Val Verde Elementary School property, first seen on historic aerial images in 1959, and officially opened in 1960 as an open-air elementary school campus encompassing approximately 10.6 acres.⁶ Owned and operated by the Val Verde Unified School District, the property has been under district ownership since completion of construction. It was initially addressed as 20-751 Indian Avenue and contained six detached buildings. Today, the property includes 10 detached buildings: Four that date to the original construction campaign in 1959/1960 designed in the style of mid-century school buildings, four ancillary buildings that were constructed between ca. 1985 and 1997, and two large buildings that were constructed between ca. 2002 and 2005 built in a pre-cast concrete style.

The one-story main building (Building I) is the main building, facing Indian Avenue, adjacent to the main parking lot. The building is constructed of pre-cast concrete with a flat roof and minimal architectural details. The main entrance is recessed, creating a covered entryway and walkway. The walkway is supported by decorative columns. There are several side doors and fixed windows.

The central building (Building A) is adjacent to the main building. It is one of the original buildings and features a flat roof and ribbon windows. The original wing of the building has a rectangular plan. The building has a large addition, connected to the main building at the northwest corner. The addition has a flat roof, a taller profile, and minimal architectural details.

There is one two-story building on the property (Building J). This building is at the northern end of the property, with a long rectangular plan. The building has a flat and hipped roof and is constructed of pre-cast concrete. The first floor of the building has large, fixed windows and multiple exterior doors. The second floor has a balcony extending the full length of the building, supported by round columns.

There are seven ancillary buildings at the south end of the property parcel. Three of these buildings were constructed circa 1959/1960 (Buildings B, C, D) and four of which were constructed between 1985 and 1997 (Buildings E, F, G, H). Building B is a small, one-story building with a low-pitched gable roof with a wide overhang, creating covered walkways on either side of the building. Buildings C and D are two parallel buildings, with long rectangular, one-story forms. The buildings have low pitched gable roofs with wide overhangs. Buildings H and G have rectangular forms with flat roofs with multiple access doors, and vertical board siding. Buildings E and F have rectangular plans and M-shaped roofs.

There are several recreation areas on the property, including an open grass area, playgrounds, covered shade structures, and asphalt covered play areas. The walkways between the various buildings are paved and there are solar panels installed over the parking lot at the northeast corner of the property.

There have been numerous changes to the property as the school campus has continued to expand and change with the times. At original construction, the campus included six buildings, four which are extant: Buildings A, B, C, and D. Historical aerial imagery, dating to 1966, reveals that parking was available in the northeast section, with limited parking and two entrances at the central east side. The western half of the property was undeveloped.

A large addition was added to Building A in ca. 1985. Buildings E, F, G and H were constructed between 1985 and 1997. In 2002, historic aerial images show the development of additional designated parking areas at the north half of the parcel. In 2003, the structure at the northwest border was removed (not shown on site plan).

Between 2002 and 2005, Building I was constructed. This one-story building is located at the center of the property and is now the main entrance of the school. The two-story Building J was erected between 2002 and 2005. The building has a north-south orientation with an entrance at the east elevation. An asphalt play space was installed at the west side of the property. In 2018, solar panels were installed over the northeast parking lot.⁷ In 2020, a permit was issued to modernize the campus for improved fire prevention (Permit No. PMT20-00443), and in 2023, a permit was issued for fire access improvements. The 2023 permit included the installation of two relocatable classrooms and one relocatable restroom (PMT23-01781).

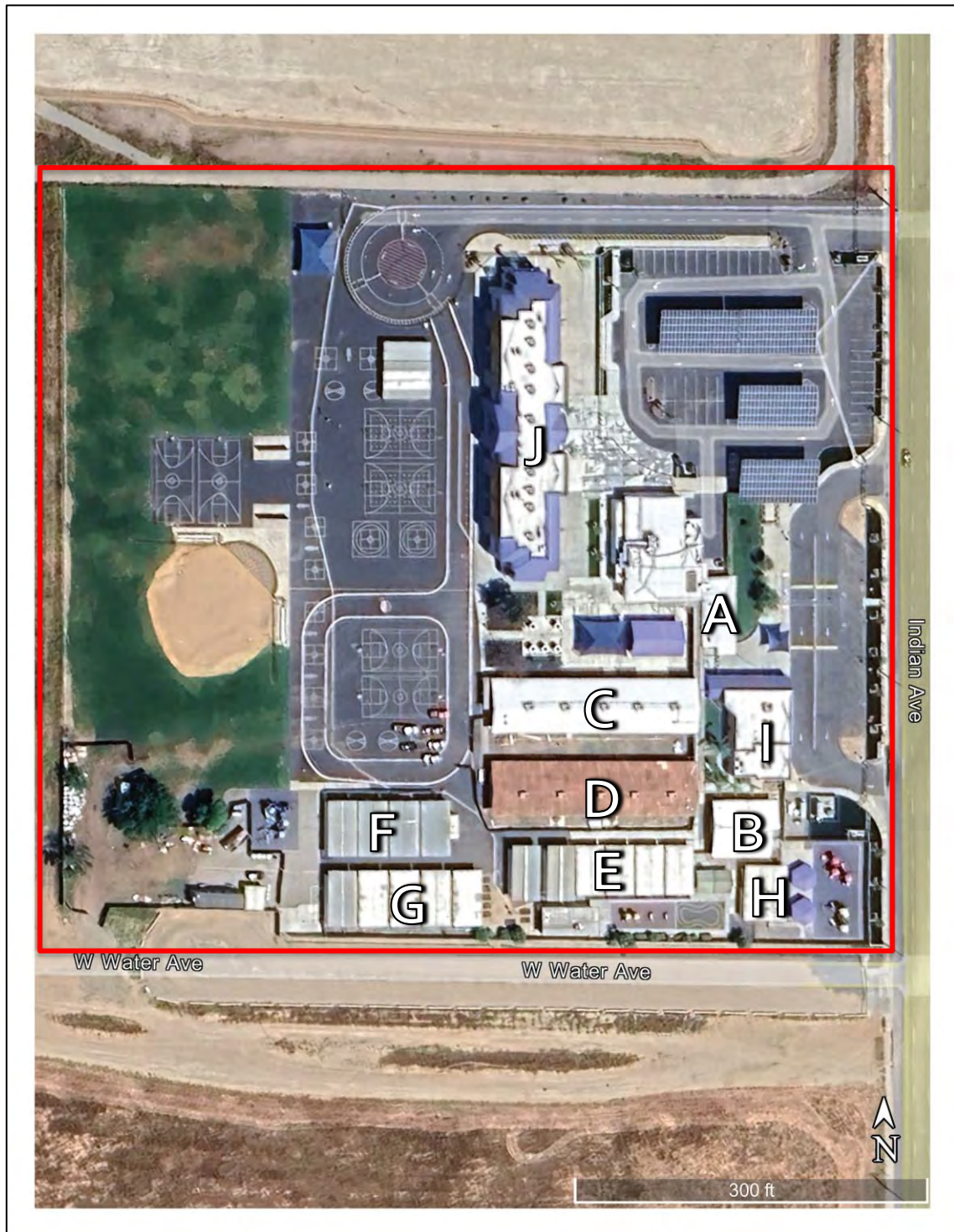
Table 3. 2656 Indian Avenue Ownership History

Date	Owner	Source
1960-Present	Val Verde School District (20-751 Indian)	Permit Records, Newspaper Records

Table 4. 2656 Indian Avenue Permit History

Date	Permitted Work	Owner and Contractor
6/15/2011	State Fire and Safety Inspection (Permit No. 11060074)	Owner: Val Verde Elementary School Contractor: Val Verde Elementary School
5/07/2014	Replacement of two 24x40 portables and replacing with two 24x40 DSA approved portables (Plan Check No. 14050020)	Owner: Val Verde USD Contractor: DC Architects
5/21/2014	State Fire & Safety Inspection (Permit No. 14050020)	Owner: Val Verde Elementary School Contractor: Val Verde Elementary School
8/2/2016	Annual fire hood suppression system for school (Permit No. PMT16-00972)	Owner: Val Verde School District Contractor: Hedrick Fire Protection
7/29/2019	License 850 Form from DPSS to License Val Verde Elementary School (Permit No. PMT19-01705)	Owner: Val Verde Unified School District Contractor: N/A
8/24/2023	Fire Access at Val Verde Elementary School – two relocatable classrooms & one restroom, two 24'x40' relocatable classrooms, one 12'x40' relocatable classroom	Owner: Greg Whitton Contractor: Not Listed

Figure 5. 2656 Indian Avenue Site Plan



Building A: c. 1959/1960, add.
1985

Building B: c. 1959/1960

Building C: c. 1959/1960

Building D: c. 1959/1960

Building E: c. 1985-1997

Building F: c. 1985-1997

Building G: c. 1985-1997

Building H: c. 1985-1997

Building I: c. 2002-2005

Building J: c. 2002-2005

Parcel Boundary:

2411 Indian Avenue | APN 305-090-018



Figure 6. View west of 2411 Indian Avenue.

The 2411 Indian Avenue property features a one-story ranch style residence and a detached garage. The residence is sited to face the southeast corner of the property and has a wide rectangular form, with an asymmetrical front facade composition and a side Dutch gable roof of moderate pitch with a moderate overhang, and exposed, rounded rafter ends. The front (southeast) elevation has a recessed front entrance with a small front gable detail above. At the front elevation there are three large, multi-pane picture windows, and two large horizontal sliding windows. The building has a large, attached carport at the rear with a flat roof, supported by square posts. There are eight large windows at the rear elevation and several rear access doors. The side elevations do not have any windows. Exterior building materials include grey composition shingle roofing and grey stucco siding. A concrete walkway surrounds the home, and a large asphalt driveway is at the front.

The home was constructed in 1967 by or for original owners August and Edith Joan (Rinaldi) DiPietro and the property was originally addressed as 20-971 Indian. The DiPietros owned the property from 1967 to 1984, with Edith DiPietro continuing to own the residence until 1987 after her husband's death. August DiPietro

was born in 1919 in California. Edith DiPietro was born in 1918 in Tooele, Utah. She was one of 12 children. The couple married in 1942 and moved to California. In 1950, the couple was living in Los Angeles. At the time, August DiPietro was operating his own produce business.⁸ In 1952 the couple moved to Perris. They farmed the A&J Ranch near Perris for 25 years and owned the A&J Ranch Market for five years before retiring in 1978. They had one daughter, Joan DiPietro. August DiPietro passed away in 1985. Edith DiPietro passed away in 1998.⁹

Gale G. Webb owned the subject property between 1987 and 1993. Ms. Webb was born in 1949. James T. Kearney occupied the property with Webb in 1991. Kearney was the son of James B. Kearney, also of Perris, and was a member of the US Army. In 1988, he was stationed with the U.S. Army Electric Proving Ground at Fort Huachuca, Arizona.¹⁰ In 1990, Kearney was promoted to the rank of sergeant.¹¹ Eileen F. and Arthur J. Whitmore Jr. purchased the property in 1995 and owned it until 1996. Eileen (White) Whitmore was born in 1934. Arthur Whitmore was born in 1936 in Morristown, New Jersey. They were married in 1961 in Seattle, Washington. The couple had five children: Veronica, Juanita, Paula, Chuck, and Randy Whitmore. Eileen Whitmore passed away in 2004 in Pasadena, California.¹² Luz Divina Chaure owned the subject property between 1996 and 2005. Chaure was born in 1964. Prior to occupying the subject property, Chaure was identified as living in Los Angeles.¹³ Ownership passed to Ludivinia Chaure in 2005, and then in 2007 to Ludivinia Chaure and Rebeca Haro. Additional information about these owners could not be found. That same year, in 2007, ownership passed to Mario Ernesto Contreras, who owned the residence until 2008. Carlos Sanchez, born in 1975, and Jose Gonzalez owned the property between 2009 and 2022.¹⁴ The property was sold to Hip So-Cal Properties, LLC in 2022; it was soon after sold to SMS Financial Perris LLC which is the current owner of the property.

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; readdressing from 20-971 Indian Ave to 2411 Indian Avenue in 2002; construction of a detached garage west of the residence by 2003; construction of a 5-foot-high block wall at the front yard (Permit No. 04-00250) in 2004; and in ca. 2014, construction of a new attached carport at the rear (northwest elevation) of the residence. This covered carport is attached to the home, and spans approximately half of the rear elevation. The original carport was demolished simultaneous to the new carport construction. This was an original feature seen in historic aerial images from 1967. Between 2014 and 2016, an addition was added to the detached garage. Additionally, most of the original windows appear to be replacement units in contemporary vinyl.

Table 5. 2411 Indian Avenue Ownership History

Date	Owner	Source
1967	Construction Year (20-971 Indian)	
1967-1984	August DiPietro and Edith J. DiPietro	Riverside County Reconveyance Deed
1984-1987	Edith J. Dipietro, widow	Riverside County Deed
1987-1993	Gale G. Webb James T. Kearney (occupant 1991)	Riverside County Deed U.S. Public Records (Ancestry.com)
1993-1995	Security Pacific Fincl Serv of CA INC	Riverside County Deed
1995	BA Properties INC	Riverside County Deed
1995-1996	Eileen F. and Arthur J. Whitmore Jr.	Riverside County Deed
1996-2005	Luz Divina Chaure Chaure Luz Divina Trust	Riverside County Deed
2005-2007	Ludivina Chaure	Riverside County Deed
2007	Ludivina Chaure and Rebeca Haro	Riverside County Deed
2007-2008	Mario Ernesto Contreras	Riverside County Deed
2008	Deutsche Bank National Trust	Riverside County Deed
2009-2022	Carlos Sanchez Jose Gonzalez	Permit Records Riverside County Office of the Treasurer-Tax Collector Riverside County Deed
2022	Hip So-Cal Properties LLC Howard Industrial Partners LLC	Riverside County Deed
2022-Present	SMS Financial Perris LLC	Riverside County Deed

Table 6. 2411 Indian Avenue Permit History

Date	Permitted Work	Owner and Contractor
05/28/2002	Replace electrical box (Permit No. 02-00438)	Owner: Luz Divina Chaure Contractor: Not Listed
02/02/2004	Front yard 5 ft. block wall with columns (Permit No. 04-00250)	Owner: Luz Divina Chaure Contractor: Not Listed
08/01/2013	Construction of solid patio cover – 1170 Sqft (Permit No: 13080003)	Owner: Carlos Sanchez Contractor: Carlos Sanchez

Figure 7. 2411 Indian Avenue Site Plan



Main Building, 1967: 
Attached Carport, 2014: 
Detached Garage, 2003: 

Ancillary Building, 2002: 
Parcel Boundary: 

2364 Indian Avenue | APN 305-060-028



Figure 8. View north of 2364 Indian Avenue.

Marie and John (Jean) Coudures Sr. and his wife Marie broke ground on the 2364 Indian Avenue property in 1965. Construction was completed in 1966. The Coudures family was one of the pioneering families in the Perris Valley. Coudures Sr. was born in Arette, France in 1889. He emigrated to Beaumont, California in 1910 at age 21, working as a contract shepherd. He later went to work at a ranch in Alessandro, California. Marie Lassa was born in 1884 in Les Aldudes, France. She emigrated to California with her sister in 1903 at age 19. She worked as a live-in maid in Los Angeles, until she began working as a cook at the same ranch as John Coudures in Alessandro, California. Two years after meeting, the couple married in 1915 in Riverside, California. They began farming in Alessandro on land leased from the Hendrick's estate. The couple had four children: John Jr. Louise, Denise, and Marie.

In 1922, the family moved to a 40-acre ranch on Orange Street in Perris where they grew alfalfa and raised sheep. In 1928, the family moved to the ranch headquarters on Perris Boulevard. John and Marie continued to purchase and lease land adjacent to their original holdings; at one point they were farming 15,000 acres, owning 5,000 of them. In 1932, Coudures Sr. joined with several farmers to form the San Jacinto Water

Conservation District, which brought a lawsuit against the Metropolitan Water District. Through the process of settling, negotiations led to the formation of the Eastern Municipal Water District, which eventually brought river water to the Perris Valley. In 1946, Coudures Jr. went into partnership with his parents. World War II led to the mechanization of the family's farming operation as there was a labor shortage when Coudures Jr. left to serve in the US Navy. The farming diversified, including the growing of potatoes and sugar beets.

In 1965, John and Marie celebrated their 50th Anniversary, and the same year broke ground on their new home on Indian Avenue, across the street from the first ranch they purchased in 1922. The couple lived with John Coudures Jr. and his family at the subject property until their death. John Coudures Sr. passed away in 1973. Marie Coudures passed away in 1978.¹⁵ John M. Coudures Jr. occupied the property during his parents' ownership from 1965 to 1978. He took over ownership after his mother's death in 1978. Coudures Jr. was born in 1916 in California. In 1940, he was living in Perris and worked as an attorney.¹⁶ Coudures attended Perris Union High School, the University of California, and Hastings Law School at San Francisco. During World War II, Coudures served in the United States Navy Intelligence Department. He went on to establish his own law firm, Coudures and Carter, in Perris. In 1953, he married Patricia Beasley. Patricia Coudures was originally from Enochs, Texas, and attended junior college in Amarillo. She traveled to California in 1947 and prior to marrying Mr. Coudres, she worked as a credit manager for a San Bernardino clothing store.¹⁷ The couple had two children: John M. Coudures III and Michele Coudures Maynard. Mr. Coudures served on the Eastern Municipal Water District Board of Directors for twenty years before resigning in 1992 to focus on his family business.¹⁸ He passed away in 1995.¹⁹ The property remained with the Coudures family under the Coudures Family LTD Partnership until 2020 when it was sold to James Eleopoulos. Additional information about Eleopoulos could not be substantiated. In 2022, the property was sold to Howard Industrial Partners, LLC.

Originally addressed as 21-011 Indian, the Coudures home was a one-story ranch, with a side Dutch gable roof. The front elevation was clad in a red brick and vertical boards. Historic photos and permits were not identified for the property. Historic aerial images do not demonstrate any substantial changes to the property until circa 2020. In 2020, a permit was issued for a meter for an irrigation pump (Pemit No. PMT20-01503). Between 2020 and 2021, aerial images show that the roof of the residence was partially removed. It appears that the shingles were removed, and in a state of disrepair. By 2024, the residence was demolished. All that remains are portions of the foundation, concrete pads at the rear, and the brick and concrete block chimney and fireplace.

Table 7. 2364 Indian Avenue Ownership History

Date	Owner	Source
1966	Year of Construction	
1965-1978	Marie and John Coudures Sr. (21-011 Indian)	<i>The Perris Progress</i> , January 10, 1990
1978-1995	John M. Coudures Jr.	U.S. Phone Directory (Ancestry.com)
1995-2020	Coudures Family LTD Partnership	Permit Records Riverside County Tax Info
2020-2021	James Eleopoulos	Riverside County Tax Info
2022	Hip So-Cal Properties LLC Howard Industrial Partners LLC	Riverside County Deed

Table 8. 2364 Indian Avenue Permit History

Date	Permitted Work	Owner and Contractor
9/30/2020	Meter for Irrigation Pump (Permit No. PMT-20-01503)	Owner: Coudures Family LTD Partnership Contractor: Not Listed

Figure 9. 2364 Indian Avenue Site Plan



Building A: Main Building, c. 1966, demolished c. 2024

Parcel Boundary: 

2334 Indian Avenue | APN 305-100-008



Figure 10. View southwest of 2334 Indian Avenue.

The 2334 Indian Avenue property was constructed in 1966. The property was originally owned by Frank and Marcelle Marie Arrateig. Frank Arrateig was born in Escot, France in 1896. He came to the United States in 1921, settling in Corona. Marcelle was born in 1895 in France. The couple had one child, Pierre Arrateig. In 1937, the family moved to a ranch in the Eastvale area. Frank Arrateig retired in 1966 and moved to the subject property in Perris. Frank Arrateig passed away in 1967. Marcelle Arrateig passed away in 1985.²⁰ The property was owned by Pierre and Lynn (Murphy) Arrateig between 1993 and 2003. Pierre Arrateig was the son of Marcelle Marie and Frank Arrateig. He was born in California in 1933. In 1950, he was working as a ranch helper in Temescal, California.²¹ The family moved from Corona to Perris in 1966.²² In 1978, Pierre Arrateig was the president of the Perris Rotary Club in 1978.²³ Lynn Murphy was born in 1943. The couple was married in 1972 in Orange County, California.²⁴ Both Lynn and Pierre Arrateig passed away in 2003.²⁵

Katherin Murphy was identified as the owner of the subject property in 2004. Additional information about Ms. Murphy could not be found, however, based on the Murphy surname, she was likely related to Lynn (Murphy) Arrateig. It can be assumed she obtained ownership after the passing of Lynn and Pierre Arrateig

in 2003. Katherin Murphy owned the property for one year. James (Jim) L. and Elaine A. (Stevens) Mapes owned the property between 2004 and 2022. James Mapes was born in 1945. He served in the U.S. Marine Corps. Elaine Stevens was born in 1950. The couple was married in 1968 in Garden Grove, California.²⁶ The couple had one daughter, Lori Ann Mapes, born in Texas in 1982.²⁷ The property was sold to Howard Industrial Partners LLC in 2022.

Originally addressed as 21-031 Indian., the Arrateig residence is a one-story ranch with an attached garage with a wide rectangular form, and an asymmetrically composed front facade atop a concrete foundation. The dwelling features a hipped roof, clad with shake shingles. Exterior siding includes vertical board at the front elevation and stucco siding at the side and rear elevations. The front elevation has a recessed entrance with a small recessed front porch. The front elevation has five large horizontal slide windows. There is an open-air walkway between the main residence and the garage with a metal fence and gate separating it from the driveway. The garage has three tilt-up doors. At the rear elevation there are two large, glass sliding doors and two large horizontal sliding windows. There is a side door to the garage at the rear elevation. At the center of the rear elevation there is a large exterior brick chimney. At the south side elevation there are two small horizontal sliding windows. There are no windows at the north elevation. At the rear of the property there is a large brick and concrete patio. The windows at the rear elevation and half the windows at the front elevation have been replaced with contemporary vinyl windows. The remaining windows are the original aluminum frame windows.

In 1998, the residence was reroofed from shake shingles to a tile roof (Permit No. 98-00527). In circa 2002, a small ancillary structure was added to the north end of the property. In 2004, there was a leach line expansion at the rear of the property (Permit No. 03-02890). In 2023, a permit was issued for the demolition of a vertical structure (Permit No. PMT23-02700) at the property. Based on aerial imagery and in-person observations, it appears that the vertical structure was a small ancillary building at the west side of the property. Historic photos and permits were not located for the property. Historic aerials do not demonstrate alterations to the home. In-person observation reveals that most of the original windows have been replaced with contemporary vinyl units, however, some original aluminum frame windows remain.

Table 9. 2334 Indian Avenue Ownership History

Date	Owner	Source
1966	Construction Year (21-031 Indian)	
1966-1967	Marcelle and Frank Arrateig	<i>Riverside Independent Enterprise</i> , April 4, 1967
1967-1985	Marcelle Arrateig	<i>U.S., Social Security Death Index</i> , 1935-2014
1985-2003	Pierre Arrateig Lynn M. Arrateig	Permit Records The Press-Enterprise, September 16, 2003
2003	Katherin Murphy	Permit Records
2004-2022	James (Jim) L. Mapes Elaine A. (Stevens) Mapes	Permit Records Riverside County Deed
2022	Hip So-Cal Properties LLC Howard Industrial Partners LLC	Riverside County Deed
2022-Present	SMS Financial Perris LLC	Riverside County Deed

Table 10. 2334 Indian Avenue Permit History

Date	Permitted Work	Owner and Contractor
9/18/1997	Re-roof – Special Inspection (Permit No. 97-00634)	Owner: Pierre Arrateig Contractor: Not Listed
08/17/1998	Remove shakes and rebuild roof for tile roof – house and garage (Permit No. 98-00527)	Owner: Pierre Arrateig Contractor: All Weather Roofing / Gary Spates
1/28/2004	Leachline expansion at rear (Permit No. 03-02890)	Owner: Katherin Murphy Contractor: White House Sanitation
11/03/2006	Business License for Home Occupation – Mapes / Campbell Construction, Inc. (License No. 27166)	Owner: Jim Mapes Contractor: N/A
8/31/2023	Demolition of a vertical structure (Permit No. PMT23-02700)	Owner: James L. Mapes Contractor: NK Demolition

Figure 11. 2334 Indian Avenue Site Plan



- Main Building, c. 1966: 
Ancillary Structure, c. 2002: 
Parcel Boundary: 

2304 Indian Avenue | APN 305-100-009



Figure 12. View west of 2304 Indian Avenue.

The 2304 Indian Avenue was constructed in 1969. 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 born in Atoka, Oklahoma in 1927. He lived in the Perris Valley for 35 years and 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. Leona Thommes was born in 1921. She was previously married to Levi A. Curtis; she had one daughter, Kathleen, through this marriage. Levi Curtis passed away in 1968. The couple was married in 1969 in San Bernardino, California. They had one son, Don Reed. Grayson Reed passed away in 1990.²⁸ Susan passed away in 2022.²⁹ In 2004, ownership passed from Leona Susan Reed and her daughter Kathleen Leinen to her granddaughter Christine Leinen. Christine Leinen owned the residence until 2022. She attended Perris High School and participated in the local 4H Club.³⁰ In 2022, Leinen sold the residence to Howard Industrial Partners. In 2023, it was sold to SMS Financial Strategic Investments, the current owners.

The property was originally addressed as 21-101 Indian. The residence is a one-story ranch with an attached garage, and a wide rectangular form with a side gable roof clad in tiles. Exterior building materials include a

mix of horizontal and vertical board siding with a decorative stone base at the front elevation. A narrow front porch extends across the front elevation and is supported by thick square posts. At the front elevation, there are four large and one small horizontal sliding windows, all contemporary vinyl units with decorative shutters. The front door is recessed into the facade creating a small front entryway. The rear wing of the residence has a flat roof and large double doors, with large horizontal sliding windows at each elevation of the rear wing. The rear elevation has a side access door to the garage. The garage has two roll up garage doors at the north elevation. There are two large, corrugated metal ancillary buildings at the rear of the property.

Historic photos were not located and limited building permit data is available for the property. Historic aerials do not demonstrate significant alterations to the residence. In circa 1978, two corrugated metal ancillary buildings were added to the west end of the property. In 1998 the home's wood shake roofing was replaced with tile roofing (Permit No. 98-00658). A small portion of the previous shingle roofing is still visible at the rear. In-person observations show that the original windows have been replaced with contemporary vinyl units.

Table 11. 2304 Indian Avenue Ownership History

Date	Owner	Source
1969	Construction Year (21-101 Indian)	
1969-1990	Grayson D. and Leona (Curtis) Reed	Deed of Reconveyance U.S. Directories (Ancestry.com) U.S. Public Records (Ancestry.com) <i>The Perris Progress</i> , March 21, 1990
1990-2004	Leona Susan (Curtis) Reed	U.S. Public Records (Ancestry.com) Permit Records
2004	Leona Susan Reed Kathleen E Leinen	Riverside County Deed
2004-2022	Christine Marie Leinen	U.S. Public Records (Ancestry.com) Riverside County Deed
2022-2023	Hip So-Cal Properties Howard Industrial Partners LLC	Riverside County Deed
2023-Present	SMS Financial Strategic Investments	Riverside County Deed

Table 12. 2304 Indian Avenue Permit History

Date	Permitted Work	Owner and Contractor
09/21/1998	Remove wood shakes / reconstruct roof & install tile (Permit No. 98-00658)	Owner: Leona Susan Curtis Contractor: All Weather Roofing
01/31/2005	Electric upgrade to 200 AMP (Permit No. 05-00254)	Owner: Chris Leinen Contractor: Dolittle & Sitmore Electric

Figure 13. 2304 Indian Avenue Site Plan



- Main Residence, c. 1969: 
- Ancillary Building, c. 1978: 
- Ancillary Building, c. 1978: 
- Parcel Boundary: 

VI. SIGNIFICANCE EVALUATION & REGULATORY CONCLUSIONS

CRHR Criteria

Urbana is tasked with evaluation of the 2656 Indian Avenue, 2411 Indian Avenue, 2364 Indian Avenue, 2334 Indian Avenue, and 2304 Indian Avenue to assess whether they are eligible for designation and listing under the criteria of the CRHR, and to analyze the potential for impacts to historical resources resultant from the Proposed Project. Analysis under the CRHR criteria is included below. DPR forms prepared for each extant property, with a CRHR status code assigned, are included in **Appendix D**.

CRHR Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The evaluated properties include Val Verde Elementary School, three Ranch style residences and one non-extant / recently demolished residence. All the buildings were constructed in the late 1950s to 1960s during a time of growth in the Perris region. In 1973, construction of the artificial Lake Perris was completed. Prior to completion of lake, the Perris Valley was a largely rural, agricultural community. The original owners of the 2364 Indian Avenue property, John and Marie Coudures, farmed the property across the street from their 2364 home for many years. However, by the time they broke ground on the 2364 Indian Avenue, they had reached the end of their agricultural careers. None of the evaluated properties, including 2364 Indian Avenue, are representative of the agricultural history of the City of Perris, though they are sited in a rural area. The evaluated properties do not represent the recreational or industrial era that followed. They were constructed during a period of growth in the community, but they are not sited in a heavily populated area of the region, nor are they located near any recreational activities. Val Verde Elementary School was constructed in response to the rising population in the region but is not a significant representation of this era. As such, none of the evaluated properties are considered eligible under Criterion 1.

CRHR Criterion 2: Associated with the lives of persons important to local, California, or national history.

The evaluated properties are not strongly associated with the lives of persons important to local, California, or national history. None of the evaluated properties are recommended eligible under CRHR Criterion 2.

The 2656 Indian Avenue property has been owned and operated by the Val Verde Unified School District since its opening in 1960 and has not been associated with a specific person.

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 Criterion 2.

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 Criterion 2.

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 Criterion 2.

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 Reed's do not rise to the necessary level of local or state significance; as such, the property is not considered eligible under Criterion 2.

CRHR Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.

The 2656 Indian Avenue property is Val Verde Elementary School. There are four historic-era buildings on the property, each built in a single-story with flat and low-pitch roof forms and wide overhangs. The buildings are designed with the educational theories of the time in mind. They are less grandiose than the school buildings seen in prior decades and were built with a connection to nature in mind. Features of this style seen in the subject buildings are the flat roof, the 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 education building design, the subject property is a poor representation of the style. While there are four original mid-century buildings on the campus, there have been six subsequent buildings added. The two most recent buildings were constructed in the pre-cast concrete style in the early 2000s. These two buildings are the largest, and are the focal point of the campus. Due to the many additions to the campus, the large addition added to one of the original buildings, and the common nature of the design, the 2656 Indian Avenue property is not considered eligible under CRHR Criterion 3.

The 2411 Indian Avenue, 2334 Indian Avenue, and 2304 Indian Avenue properties were all constructed in a simple Ranch style. Each dwelling featured a long, rectangular plan with a low pitch roof. Each building is consistent with standard Ranch style design. The Ranch style was common in the post-WWII era, and into the 1960s and was a cost-effective style that could be built quickly as populations grew and more housing was needed. In the late 1960s, the population in the Perris Valley increased which corresponded to an increased need for housing. The Ranch style is typical of this period, and the three evaluated residences are standard examples of this common style. They are not exceptional representations of the style and are not eligible under Criterion 3. The original architects and builders of the homes were not identified; as such they are not considered eligible for representing the work of a master. The Ranch style residence at 2364 Indian Avenue is no longer extant, having been recently demolished.

None of the evaluated properties are eligible under CRHR Criterion 3.

CRHR Criterion 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.

Research and analysis of the evaluated properties has not yielded, nor do they appear to have the potential to yield further information that could be considered important in local, regional, state, or national history. The evaluated properties are not eligible under CRHR Criterion 4.

Integrity

Evaluation of integrity must always be grounded in an understanding of a property's physical features and how they relate to historic significance. To retain historic integrity, a property will possess several, and usually most, of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a property is eligible for inclusion on the CRHP because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability of a resource to convey its significance. Only after the historic significance of a resource is fully established can the issue of integrity be addressed. Urbana recommends the subject properties as not eligible for listing to the CRHR. Accordingly, integrity analysis is not merited.

Regulatory Conclusions

The evaluated properties at 2656 Indian Avenue, 2411 Indian Avenue, 2334 Indian Avenue, and 2304 Indian Avenue do not meet the criteria for listing in the CRHR and not meet the definition of an historical resource pursuant to the CEQA Guidelines. Because the properties are ineligible and do not meet the definition of a historical resource, the Proposed Project would not result in a impact to historical resources.

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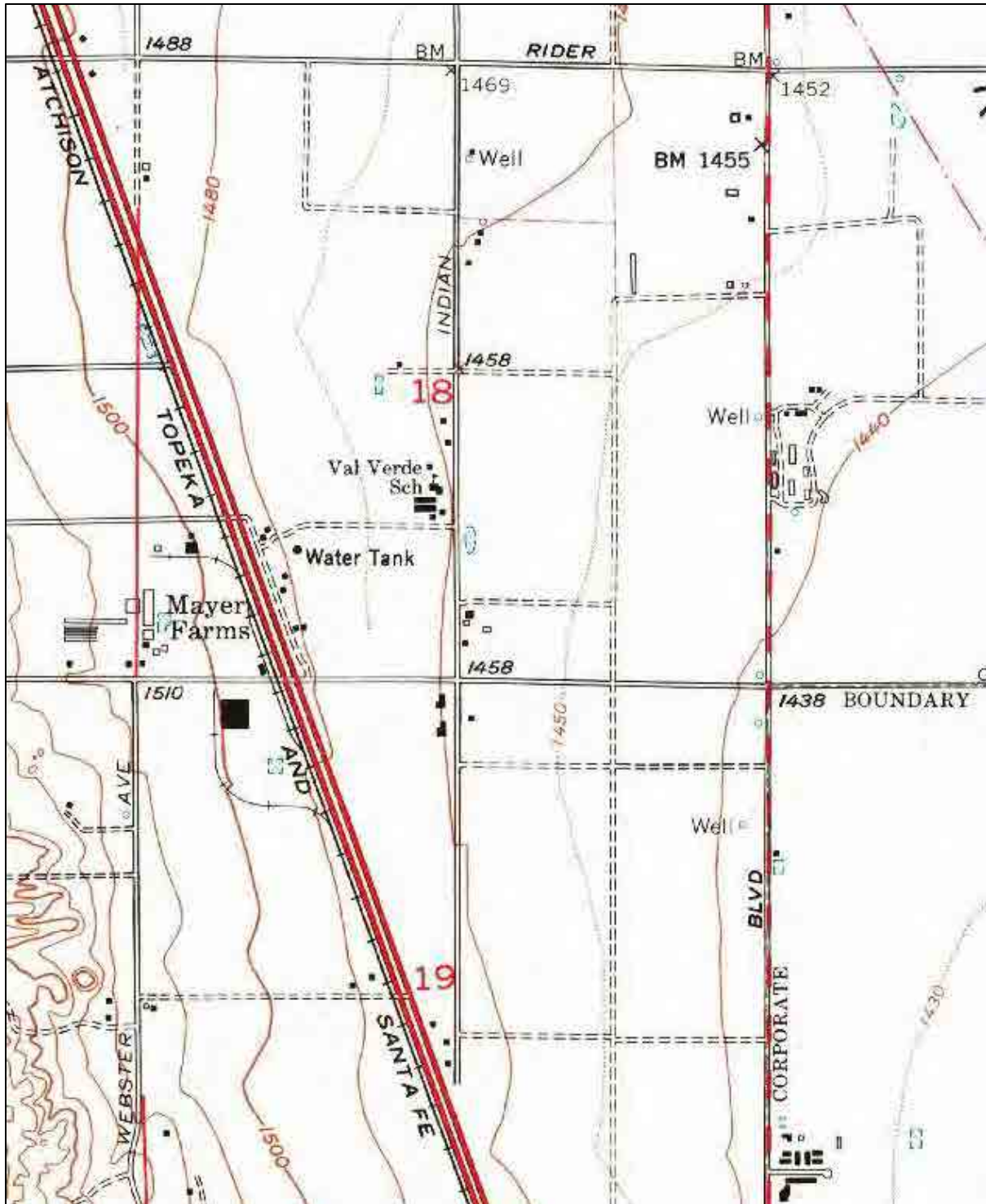
APPENDIX A

PROJECT LOCATION MAPS

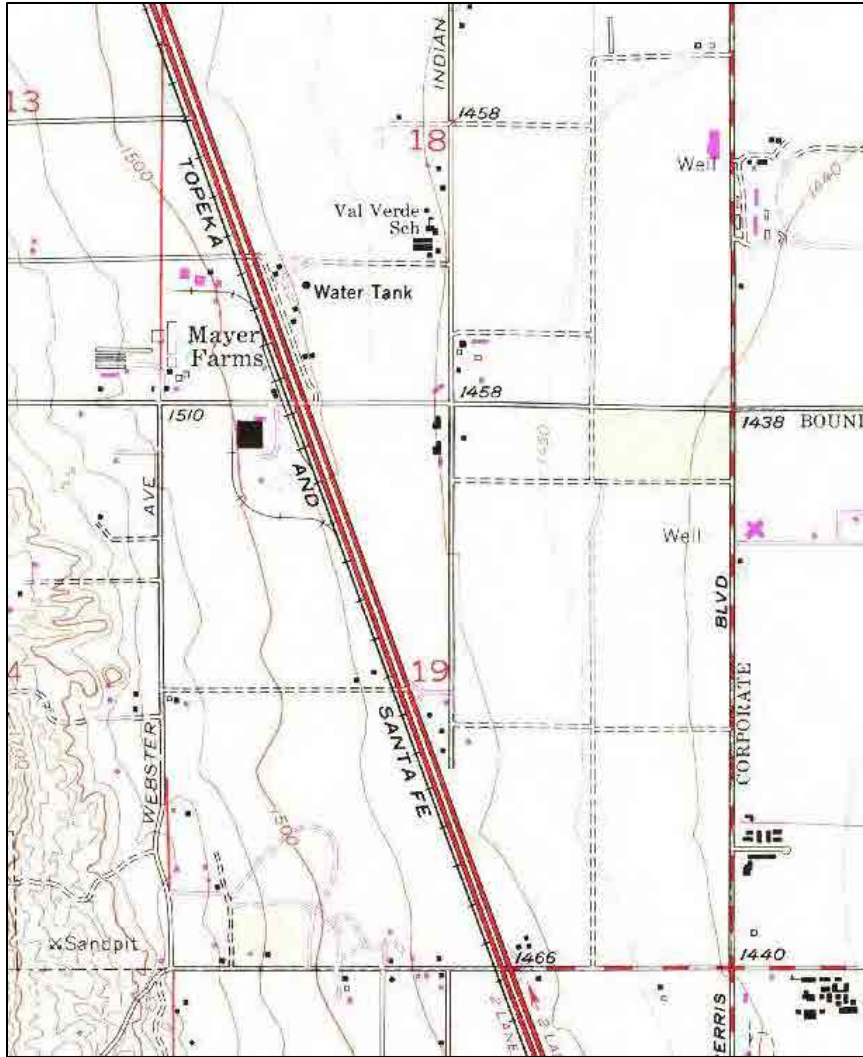
Project Location Maps



1953 Map of Project Area. Image shows project area prior to construction of subject buildings.
Perris Quadrangle Map



1969 Map of project Area
Perris Quadrangle Map



1975 Map of Project Area
Perris Quadrangle Map



2015 Map of Project Area.
Perris Quadrangle Map

APPENDIX B

PROPERTY DATA

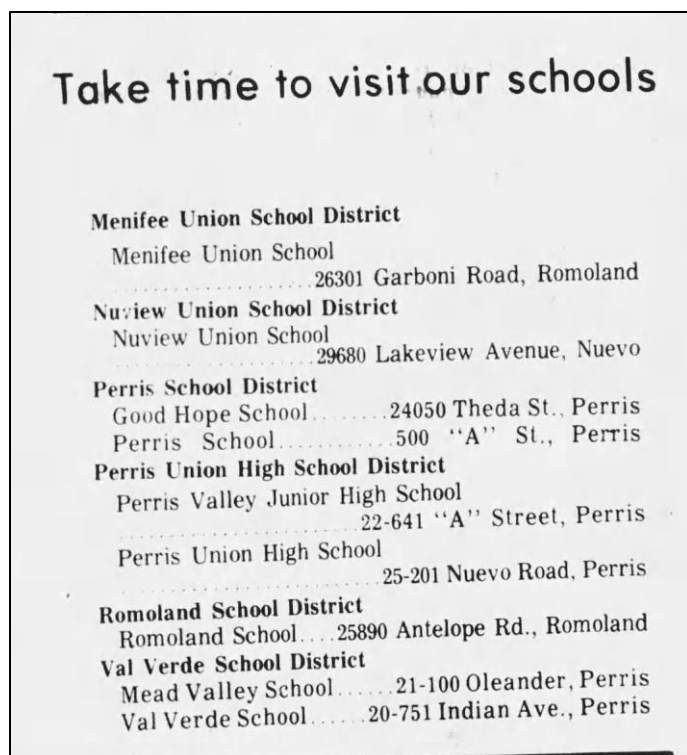
Property Data – 2656 Indian Avenue

Table 1. 2656 Indian Avenue Ownership History

Date	Owner	Source
1967-Present	Val Verde School District (20-751 Indian)	Permit Records, Newspaper Records



The Perris Progress, March 18, 1970



The Perris Progress, April 24, 1974

Table 2.2656 Indian Avenue Permit History

Date	Permitted Work	Owner and Contractor
6/15/2011	State Fire and Safety Inspection (Permit No. 11060074)	Owner: Val Verde Elementary School Contractor: Val Verde Elementary School
5/07/2014	Replacement of two 24x40 portables and replacing with two 24x40 DSA approved portables (Plan Check No. 14050020)	Owner: Val Verde USD Contractor: DC Architects
5/21/2014	State Fire & Safety Inspection (Permit No. 14050020)	Owner: Val Verde Elementary School Contractor: Val Verde Elementary School
8/2/2016	Annual fire hood suppression system for school (Permit No. PMT16-00972)	Owner: Val Verde School District Contractor: Hedrick Fire Protection
7/29/2019	License 850 Form from DPSS to License Val Verde Elementary School (Permit No. PMT19-01705)	Owner: Val Verde Unified School District Contractor: N/A
8/24/2023	Fire Access at Val Verde Elementary School – two relocatable classrooms & one restroom, two 24'x40' relocatable classrooms, one 12'x40' relocatable classroom	Owner: Greg Whitton Contractor: Not Listed

City of Perris

No. 25813

135 NORTH "D" STREET, PERRIS, CALIFORNIA 92570-1998 • (951) 443-1029 • FAX (951) 943-3293

ISSUE DATE: 05/21/2014
EXPIRES: 11/21/2014

PERMIT TYPE: SPECIAL / MISC PERMIT
PERMIT #: 14050020

JOB ADDRESS: 2656 INDIAN AVE
PARCEL NUMBER: 2656

ACREAGE:

APPLICANT: VAL VERDE ELEMENTARY SCHOOL
2656 INDIAN AVE
PERRIS CA 92571

OWNER: VAL VERDE
ELEMENTARY SCHOOL
2656 INDIAN AVE
PERRIS, CA 92571

CONTRACTOR: VAL VERDE ELEMENTARY SCHOOL
2656 INDIAN AVE
PERRIS, CA 92571

DESCRIPTION: STATE FIRE & SAFETY INSPECTION

VALUATION:

* NO CALC ENTRIES *

FINALED
BY RT
DATE 5/21/14

FEE SUMMARY:

P/C	94.00	94.00	0.00
*** FEE TOTALS ***	94.00	94.00	0.00

This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at anytime after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the revisions of any other state or local law regulating construction or the performance of construction.

HEADQUARTERS

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California

so as to become subject to the Workers' Compensation Laws of California

Date ____/____/____ Applicant Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the information contained herein is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorized representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____

Date _____

☐ YES
☐ NO

WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?

☐ YES
☐ NO

WILL THE PROPOSED BUILDING OR MODIFIED FACILITY BE WITHIN 1000 FEET OF THE OUTER BOUNDARY OF A SCHOOL

☐ YES
☐ NO

WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES.

☐ YES
☐ NO

I HAVE READ THE HAZARDOUS MATERIAL INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE, SECTION 25505, 25533, AND 25534 CONCERNING HAZARDOUS MATERIALS REPORTING.

PRINT NAME _____

OWNER OR
AUTHORIZED AGENT X _____

WORKERS' COMPENSATION DECLARATION

☐ I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____

Carrier _____

Policy Number _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES, AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGE AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

The Declarations below are mandated by the State of California under Section 19825 and Section 19826 of the Health and Safety Code.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Lic. No. _____ Date ____/____/____

Contractor Signature _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or Country which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as owner of the property, an exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) license pursuant to the Contractors License Law).

☐ I am exempted Section _____ B.& P.C. for this reason _____

Date ____/____/____ Owner Signature _____

CITY OF PERRIS
DEPARTMENT OF DEVELOPMENT SERVICES
BUILDING & SAFETY DIVISION
OFFICE OF THE FIRE MARSHAL

First Submittal – Corrections – 05/13/2014

PLAN REVIEW COMMENTS AND CORRECTIONS
PROJECT INFORMATION

Project Address: 2656 Indian Ave.		Plan Check Number 14050020
Applicant's Name Alan Camerano		Applicant's Telephone No.
Date 05/07/2014	Proposed Construction Replacement of Two Modules	
Project Valuation \$12,000	Floor Area 1820 Sq. Ft.	Type of Construction/Occupancy Group
Plans Examiner M.S. Zabala	Additional Approvals Required Planning Department	

The Building and Safety Division has completed the plan review process for your proposed project and have found that the following clarifications must be provided prior to permit issuance. Please make all corrections on the original tracings. Plans prepared by a licensed architect or registered engineer must be stamped and signed prior to submitting to Building and Safety for further review.

Your response to all required clarifications will simplify the re-check process. ***Provide a written response to each item listed below with the corrected plans, calculations and reports when you submit for the next review. Corrected plans will not be accepted for subsequent reviews if not accompanied by these sets.***

The approval of plans and specifications does not grant the authority to violate or cancel any ordinance or law. Any act of omission or failure to bring items of correction to the applicant's attention does not constitute grounds for waiver of requirements. If there are any questions regarding this correction list, please call the Building and Safety Division at (951) 443-1029, Monday through Thursday from 8:00 a.m. to 6:00 p.m. Thank you for your cooperation.

Return this correction list, the previously submitted plans, calculations and specifications with [Plan Number] sets of revised plans, calculations and specifications after corrections have been made. Plans may not be accepted for review if documentation is lacking or incomplete.

BUILDING AND SAFETY DIVISION - PLAN CHECK CORRECTION LIST

<u>No.</u>	<u>COMMENTS & CORRECTIONS</u>
1.	Indicate the location of hydrants in relationship to the new structures and Fire Code. If hydrant protection is not provided then unit must have sprinklers.
2.	If structures are to have sprinklers, provide calculations and specifications from manufacturers.
3.	Please resubmit with all corrections complete.
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	



Development Services Department

135 N. 'D' Street

P) 951-943-5003

F) 951-943-6504

Building Permit Application

Project Information:		OFFICIAL USE ONLY	
Jobsite Address (include Bldg. / Suite #): <u>2656 INDIAN AVE, PERRIS, CA 92591</u>		Permit # <u>191650036</u>	Plan Check [] SFA [] In House
Map & Lot Number / Assessor's Parcel (APN) #:		NOTES:	
Business Name: <u>DC ARCHITECTS</u>		Type of Business: <u>ARCHITECTURE</u>	
Work Includes: ☐ Mechanical ☐ Electrical ☐ Plumbing ☐ Structural			
Description of Proposed Work (include all areas): <u>(2)</u> <u>REMOVING (E) DAMAGED 24X40 PORTABLES &</u> <u>REPLACING WITH (2) 24X40 DSA APPROVED PORTABLES</u>		Sq. Ft.: <u>1820</u> Valuation:	
Property Owner's Name: <u>VAL VERDE USD</u>	Mailing Address: <u>970 W. MORGAN ST PERRIS 92591</u>	Phone: <u>951-940-6136</u>	
Applicant/Agent/Contractor Information: ☒ Applicant ☐ Agent ☐ Contractor		City Business License #:	Contractor's License #:
Contact Person: <u>ALAN CAMERAWO</u>	Email: <u>ACAMERAWO@DCARCHITECTS.NET</u>	Phone: <u>909-772-1676</u>	
Company/Firm Name:	Mailing Address:	Phone:	
Architect/Engineer's Name: <u>DC ARCHITECTS</u>	Mailing Address: <u>820 N MOUNTAIN AVE UPLAND 91786</u>	Phone: <u>909-772-1676</u>	
Clearances: The following clearances will be required prior to issuance of your building permit: *Fees may be required for these clearances*			
1	Building & Safety/ Fire Marshal	(951) 943-5003	
2	Planning (project approvals, etc.)	(951) 943-5003	
3	Engineering (grading plan, encroachments, etc.)	(951) 943-6504	
4	Eastern Municipal Water District (EMWD) (sewer and/or water)	(951) 928-3777 x6203	
5	Environmental Health Dept. (food prep., public pools, etc.)	(951) 955-8980	
6	CR&R (required trash disposal service for all construction debris)	(800) 755-8112	
7	Riverside County Health Dept. (septic system)	(951) 296-6900	
8	Perris High Unified School District	(951) 943-6369	
9	Perris Elementary School District	(951) 657-3118	
10	Val Verde Unified School District	(951) 940-6100	
ADDITIONAL NOTES			
11	Homeowner's Association (HOA) – check HOA CC&R's		
12	Pre-construction meeting to be scheduled at permit issuance (new homes/commercial)		
13	Letter of Authorization from property owner (on their letterhead) for commercial/residential must be notarized		
14	Property Tax Bill or Grant deed along with a valid drivers license for all homeowners is required		
15	Agent/Employee Authorization when representing the Contractor		
16	Electrical contractor is required for any commercial project (owner/builders)		
☒ Signature of Applicant <u>[Signature]</u> Date: <u>5-1-14</u>			

The Development Services Assistant will contact the applicant when the plans are ready for corrections or issuance.

INSPECTION RECORD CARD

PLEASE READ

Permit No: 14050020

CALL (951) 956-2117 FOR INSPECTIONS

INSPECTIONS SHALL BE CALLED 24 HOURS IN ADVANCE WHEN REQUESTING NEXT DAY INSPECTION

BUILDING INSPECTIONS	DATE	INSPECTOR'S INITIALS	REMARKS	BUILDING INSPECTIONS	DATE	INSPECTOR'S INITIALS
SETBACK				BOND BEAM/ STEEL 1-2-3		
FOOTINGS/STEEL				GROUT 1-2-3		
SLAB/DRIVEWAY				T-BAR CEILING		
ROOF/VENT				POOL/ALARM		
FRAMING/SHEAR				STEEL/ LOCATION		
INSULATION				PRE-GUNITE		
DRYWALL				FENCE/ GATE		
LATH				FINAL		

ELECTRICAL INSPECTIONS	DATE	INSPECTOR'S INITIALS	REMARKS	ELECTRICAL INSPECTIONS	DATE	INSPECTOR'S INITIALS
GROUNDING				ROUGH WIRING		
UNDER GROUND				POOL LIGHT/ ELECT		
ROUGH CONDUIT				GFI TEST/ BONDING		
METER RELEASE				ELECT SERVICE		
SMOKE ALARM				FINAL		

PLUMPING INSPECTIONS	DATE	INSPECTOR'S INITIALS	REMARKS	MECHANICAL INSPECTIONS	DATE	INSPECTOR'S INITIALS
UNDERGROUND				PLENUMS/DUCTS		
ROUGH WORK				SHAFTS		
GAS TEST/PIPING				HOODS		
SEWER/SEPTIC				FIRE DAMPERS		
FINAL				FINAL		

MANUFACTURED HOMES

MANUFACTURED HOME INSPECTIONS	DATE	INSPECTOR'S INITIALS	REMARKS	MANUFACTURED HOME INSPECTIONS	DATE	INSPECTOR'S INITIALS
SETBACK				SEEPAGE PIT/ LEACH LINES		
EXCAVATION & FORMS/STEEL				SEWER		
PERMANENT FOUNDATION				YARD GAS LINE		
PIERS/ PIER FOOTING				ELECT SERV & GROUND		
PIER JACK SYSTEM				FLOOR/ROOF MATING		
WATER SERVICE				ELECT RING OUT		
SEPTIC TANK				FINAL		

THIS CARD SHALL BE MAINTAINED IN A CONSPICUOUS PLACE ON THE JOBSITE. PLEASE CALL FOR ALL INSPECTIONS. INSPECTIONS WILL BE CONDUCTED THE NEXT AVAILABLE WORK DAY. NOTICE - APPROVED BUILDING PLANS ARE REQUIRED ON THE JOBSITE AT THE TIME OF EACH AND EVERY INSPECTION. NOTE: IF WORK IS NOT MARKED APPROVED, MAKE CORRECTIONS AS PER CORRECTION NOTICE AND RECALL INSPECTION BEFORE CONTINUING WORK. PERMIT EXPIRES BY LIMITATION 180 DAYS FROM DATE OF PERMIT IF CONSTRUCTION IS NOT STARTED.

COUNTY OF R ARIZONA HEALTH
ENVIRONMENTAL HEALTH DIVISION
HAZARDOUS MATERIALS MANAGEMENT BRANCH
UNDERGROUND STORAGE TANK CLOSURE INSPECTION REPORT

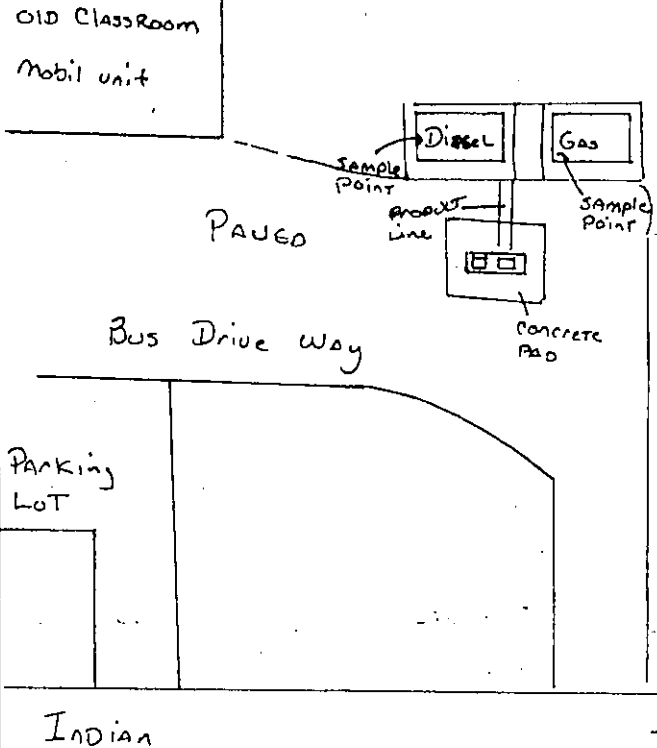
9/21/93
JL

Date Sept 16 93 Time Arrived 2:00 Time Departed _____ Temp. Closure _____
Facility Name Val Verde School Dist. Plan Check # 93283 Removal X
Address 2656 Indian Pennis Contact _____ Abandonment _____
Contractor Elmer J. Woods No. of Tanks Closed 2
Health Personnel Mich Fire Personnel None No. of Tanks Remaining 0

I. Temporary Closure

Yes	No	N/A	
()	()	()	Valid Closure Permit
()	()	()	Tank Contents Removed
()	()	()	Witnessed Sticking of Tank(s)
()	()	()	Flammable Vapors Purged
()	()	()	Tank Filled with Non-Corrosive/ Non-Hazardous Liquid
()	()	()	Locks on Fill Caps/ Fill Caps Sealed
()	()	()	Product Piping Disconnected
()	()	()	Power Disconnected
()	()	()	Vent Pipe Open
()	()	()	Other _____

Diagram (not to scale)



II. Removal

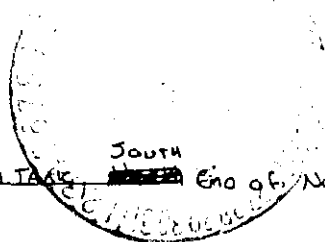
Yes	No	N/A	
(X)	()	()	Valid Closure Permit
()	()	()	Tank Triple Rinsed
()	()	()	Manifest Available/Number <u>92795780</u>
()	()	()	Hazardous Waste Hauler <u>Erickson Inc</u>
()	()	()	Destination of Rinsate <u>DeMenna Kerom</u>
()	()	()	Witnessed Dry-Icing of Tank(s)
()	()	()	Tank Tags Removed U.L. Serial #'s _____
()	()	()	Destination of Tank(s) <u>Erickson Inc</u>
()	()	()	Condition of Tank(s) <u>Rusty</u>
()	()	()	Condition of Excavation <u>UST excavation appears clean, Pipe trench was slightly</u> <u>contaminated.</u>
(X)	()	()	Soil Staining/Odor
()	()	()	Unauthorized Release form Issued
()	()	()	Other _____

III. Abandonment In Place

	Yes	No	N/A	
24	()	()	()	Valid Closure Permit
25	()	()	()	Tank(s) Rinsed
26	()	()	()	Manifest Available/Number _____
27	()	()	()	Soil Sampling
28	()	()	()	Tank(s) Filled with Priper Slurry
29	()	()	()	Piping Removed/Capped
30	()	()	()	Vents in Place
31	()	()	()	Indication of Release
32	()	()	()	Notice in Deed
33	()	()	()	Other _____

IV. Soil Sampling

	Yes	No	N/A	
34	()	()	()	Number of Samples <u>4</u>
35	()	()	()	Location of Samples <u>South End of South Tank</u> North <u>End of North Tank</u>
36	()	(X)	()	Samples Sealed/COC
37	()	()	()	Soil Tests Requested <u>8015 max Diesel & Gasoline</u> <u>8020</u>
38	(X)	()	()	Samples to Certified Lab
39	()	()	()	Other _____



Comments: South Tank is reported to be a Diesel Tank - 8015 max Diesel
North Tank is reported to be gasoline 8015 max Gas, 8020

Piping has very heavy rusting. Electrical pipe has several holes from rust.
Soil contamination discovered in pipe trench. Removed during UST removal process.

South Tank sample 29.6 ft North Tank 29.4 1/2 ft
(fill end) (fill & product line)

COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS MANAGEMENT DIVISION
**UNDERGROUND STORAGE TANK
PERMIT FOR CLOSURE**

TYPE OF PERMIT

- ☒ Removal
☐ Abandonment in Place
☐ Temporary Closure (12 Months Only)

This permit shall not be construed as to allow the violation of any law, nor does it prevent further corrections of errors found on the application, plans, or at the site. Plans must be resubmitted for approval if any additional changes are made by the applicant.

In addition to this permit, all applicable permits required by the local fire department, building department, and the air quality management district must be obtained and should be available for review at the closure site.

All tank closures must, at a minimum, comply with the California Underground Storage Tank Regulations and the appropriate section of the California Health & Safety Code.

VAL VERDE USD has applied for and is granted a permit to
Owner/Contractor/Applicant
REMOVAL 2 underground storage tank(s) at
Remove/Abandon/Temp. Close No.
VAL VERDE USD located at
Facility Name
2656 INDIAN in PERRIS, California.
Street Address City/Town

Underground tank closure inspections **must be scheduled five (5) business days in advance.** Telephone (714) 358-5055.

P. D. [Signature] Sept 14 93 93-283
Permit Approved By Date Plan Check #

*This Permit for Closure is VALID FOR 90 DAYS from the date of approval. If no reasonable action is taken within that period, the applicant will be required to reapply for a closure permit with all pertinent fees associated.

COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY DEPARTMENT OF ENVIRONMENTAL HEALTH
UNDERGROUND STORAGE TANK CLOSURE/ABANDONMENT APPLICATION

Application for closure or abandonment of Underground Storage Tanks. Applicant may submit a copy of the removal plans. All fees are NON REFUNDABLE and payable when the plans are submitted with this application.

93-283

PLAN CHECK NUMBER

NAME OF FACILITY OAH VERDE unified School Dist.	ADDRESS OF FACILITY (CITY) 2656 Indian Perri's	PHONE NUMBER 940-1600
NAME OF OWNER OAH VERDE unified School Dist.	ADDRESS OF OWNER 975 E MORGAN RD	PHONE NUMBER Perri's 940-1600
NAME OF OPERATOR OAH VERDE U.S.O	ADDRESS OF OPERATOR 2656 Indian Perri's	PHONE NUMBER 940-1600
NAME OF CONTRACTOR/CONTACT PERSON Elmer J. Wood Inc	ADDRESS OF CONTRACTOR P.O. Box 1578 Riverside	PHONE NUMBER 91507 6836930
CONTRACTORS LICENSE TYPE & NUMBER (Including Hazardous Materials Certification) 794333 CG1/040 HAZ		

ANSWER THE FOLLOWING QUESTIONS DESCRIBING THE TANKS TO BE CLOSED OR ABANDONED. IF YOU HAVE MORE THAN FOUR (4) TANKS, PROVIDE INFORMATION ON ADDITIONAL APPLICATION FORM.

	TANK 1	TANK 2	TANK 3	TANK 4
SINGLE/DOUBLE WALL TANK	Single	Single		
TANK IN USE (YES/NO)	NO	NO		
IS TANK SUSPECTED OF LEAKING (YES/NO)	NO	NO		
AGE OF TANK (YEARS)	20	20		
CONSTRUCTION MATERIAL OF TANK(S)	Steel	Steel		
HAZARDOUS SUBSTANCE STORAGE HISTORY	Gasoline	Diesel		

Check the method of closure to be performed:

REMOVAL ☒

ABANDONMENT ☐

TEMPORARY CLOSURE ☐

DATES FOR WHICH THE TANKS ARE TO BE TEMPORARILY CLOSED (IF APPLICABLE).

NAME OF PERSON TO CONTACT IN AN EMERGENCY

24 HOUR EMERGENCY PHONE NUMBER

Robert J. Wood

683-6930

APPLICANT NAME

APPLICANT SIGNATURE

DATE OF APPLICATION

Robert J. Wood

Robert J. Wood

8-19-93

PLEASE MAKE YOUR CHECK PAYABLE TO THE COUNTY OF RIVERSIDE

CLOSURE/ABANDONMENT FEE

FIRST TANK ----- \$250.00

EACH ADDITIONAL TANK \$100.00

REINSPECTION FEE ---- \$ 50.00

AMOUNT ATTACHED \$ \$350.00

TRANSACTION NO.

A631815

When properly validated, this is your permit

OK by letter 10/6/88

Work Order #

Permit #

City of Perris, State of California
Public Works Department

Application for ☒ Encroachment Permit
☐ Excavation

10-6-88
Date Applied

The undersigned hereby applies for a permit to excavate, construct and otherwise encroach on City of Perris street or other right-of-way, as follows: (Description of work and installation to be maintained; attach & refer to maps or other documents). All excavations to be restored to original condition using material similar to that removed.

Hot Tap for Fire Line at Vol
Vivian Elementary School

Address or names of streets of location: 3526 Larch Ave

In consideration of the granting of this application, the applicant hereby agrees to:

1. Indemnify, defend and save the City, its authorized agents, officers, representatives and employees harmless from and against any and all penalties, liabilities or loss resulting from claims or court action and arising out of any accident, loss or damage to persons or property happenings or occurring as a proximate result of any work undertaken under the permit granted pursuant to this application.
2. Remove or relocate any encroachment installed or maintained under this permit, excluding utilities who have prior rights, upon written notice from the Director of Public Works.
3. Notify the Director of Public Works and City Engineer in writing at least 24 hours in advance of the time when work will be started and immediately upon completion.
4. Comply with Ordinance No. 308, any amendments thereto, terms and conditions of the permit, and all applicable rules and regulations of the City of Perris and other public agency having jurisdiction.
5. This permit shall be void unless work herein described is completed in 30 days.
6. Special instructions:

FOR OFFICE USE ONLY

Permit Fee \$35.00

Receipt No. 1664

Date Approved 10/6/88

By: *[Signature]*

Public Works: 657-3280
City Engineer (Neste, Brudin, Stone
& Lowry Inc.): 658-7116

TO BE FILLED OUT BY APPLICANT

Oak Mountain Development
Name of Applicant

37575 De Portola Rd.
Mailing Address

Temecula Calif 92390
City State Zip Code

714-676-2097
Telephone

Mr. Charlie Gifford
Authorized Signature

Not yet
approved

*Board of Directors*

October 24, 2002

President

Rodger D. Siems

Vice President

Richard R. Hall

Marion V. Ashley

Randy A. Record

David J. Slawson

Board Secretary

Mary C. White

General Manager

Anthony J. Pack

*Director of the
Metropolitan Water
District of So. Calif.*

Marion V. Ashley

Treasurer

Joseph J. Kuebler, CPA

Legal Counsel

Redwine and Sherrill

Tract No.	Val Verde Elementary 2656 Indian Avenue West Side Indian Street 295' North of Water Street 8" DCDA	water system	xx
S.O. No.	163045	sewer system	_____
I.D. No.	13		_____
S.A. No.	41	water and sewer system	_____

City of Perris
Rich Johnston, Building Inspector
101 North "D" Street
Perris, CA 92570

Gentlemen:

You are advised that the above referenced service, in the City of Perris, is installed in conjunction with agreements required for the filing of a final map and is complete to the satisfaction of this District. Said system is hereby accepted by the District as part of its distribution and/or collection system.

Sincerely,

For James E. Wyatt
Director of Field Engineering

JEW/lz

cc: Records Management File
Engineering Tract File
Developer

*Board of Directors*

September 30, 2002

President

Rodger D. Siems

Vice President

Richard R. Hall

Marion V. Ashley

Randy A. Record

David J. Slawson

Board Secretary

Mary C. White

General Manager

Anthony J. Pack

*Director of the**Metropolitan Water**District of So. Calif.*

Marion V. Ashley

Treasurer

Joseph J. Kuebler, CPA

Legal Counsel

Redwine and Sherrill

Tract No.	8" DC to 8" DCDA 2656 Indian Avenue Perris, CA 92571	water system	xx
S.O. No.	72335	sewer system	
I.D. No.	13		
S.A. No.	41	water and sewer system	

City of Perris
Rich Johnston, Building Inspector
101 North "D" Street
Perris, CA 92570

Gentlemen:

You are advised that the above referenced service, in the City of Perris, is installed in conjunction with agreements required for the filing of a final map and is complete to the satisfaction of this District. Said system is hereby accepted by the District as part of its distribution and/or collection system.

Sincerely,

For James E. Wyatt
Director of Field Engineering

JEW/lz

cc: Records Management File
Engineering Tract File
Developer

PERMIT TYPE: SPECIAL / MISC PERMIT
PERMIT #: 11060074

ISSUE DATE: 06/15/2011
EXPIRES: N/A

JOB ADDRESS: 2656 INDIAN AVE
PARCEL NUMBER: 2656

ACREAGE:

APPLICANT: VAL VERDE ELEMENTARY SCHOOL
2656 INDIAN AVE
PERRIS CA 92571

OWNER: VAL VERDE
ELEMENTARY SCHOOL
2656 INDIAN AVE
PERRIS, CA 92571

CONTRACTOR: VAL VERDE ELEMENTARY SCHOOL
2656 INDIAN AVE
PERRIS, CA 92571

DESCRIPTION: STATE FIRE & SAFETY INSPECTION

VALUATION:

* NO CALC ENTRIES *

FINALED FEE SUMMARY: 6/27/11			
BUILDING	77.10	77.10	0.00
DPF	8.45	8.45	0.00
*** FEE TOTALS ***	85.55	85.55	0.00



BUILDING DIVISION PERMIT APPLICATION

CITY OF PERRIS BUILDING DIVISION

135 N. 'D' STREET

PERRIS, CA 92570

(Please fill out applicable sections completely)

PERMIT NUMBER: (office use only)

1106 0074

DATE:

6/15/11

Site Address:

2656 Indian Ave., Perris

APN #:

Type of Work:

Fire Inspection for district preschool

() Sets of Plans () Soils Report () Title 24 () Structural Calculations

(X) Other (Please Specify):

Y / N Planning Approval Letter

Valuation:

Square Footage Size:

Building Owner:

Val Verde USD

Phone Number:

951-940-6180

Address:

4975 W. Morgan Rd.

City:

Perris

State:

CA

Zip:

92571

Applicant/Tenant:

VVUSD

Phone Number:

Address:

same as above

City:

State:

Zip:

6/27/11

Contractor:

Phone Number:

Address:

City:

State:

Zip:

State Lic #:

Expiration Date:

City Lic. #:

Contact Person - Julie Singletary
El Potrero Preschool - 951-940-8530 or
cell 951-992-9240

FIRE SAFETY INSPECTION REQUEST

STD. 850 (REV. 10-94)

See instructions on reverse.

AGENCY CONTACT'S NAME CDSS/COMMUNITY CARE LICENSING		TELEPHONE NUMBER (951) 782-4200 Fax 782-4985	REQUEST DATE 06/23/2011	PROGRAM Child Care Center
EVALUATOR'S NAME Carol Robinson (H105)js		REQUESTING AGENCY FACILITY NUMBER 334840991		REQUEST CODE 1A
LICENSING AGENCY NAME AND ADDRESS CDSS/COMMUNITY CARE LICENSING 3737 MAIN STREET, SUITE 700 RIVERSIDE, CA 92501				CODES 1. ORIGINAL A. FIRE CLEARANCE 2. RENEWAL B. LIFE SAFETY 3. CAPACITY CHANGE 4. OWNERSHIP CHANGE 5. ADDRESS CHANGE 6. NAME CHANGE 7. OTHER

AMBULATORY		NONAMBULATORY		BEDRIDDEN		TOTAL CAPACITY
CAPACITY	PREVIOUS CAPACITY	CAPACITY	PREVIOUS CAPACITY	CAPACITY	PREVIOUS CAPACITY	
00021	0000	0000	0003	0000	0000	0024
FACILITY NAME VVUSD El Potrero Preschool						LICENSE CATEGORY Child Care Center
STREET ADDRESS (Actual Location) 2656 Indian Avenue						NUMBER OF BUILDINGS 1
CITY Perris 92571						RESTRAINT 0
FACILITY CONTACT PERSON'S NAME Julie Singletary 951.940.8530						HOURS M - F 7:00 to 6:00 pm
SPECIAL CONDITIONS						

TO BE COMPLETED BY INSPECTING AUTHORITY

FIRE AUTHORITY NAME AND ADDRESS City of Perris 135 North D Street Perris, CA 92570 Fax: 951-943-3293				CLEARANCE/DENIAL CODE 1A	
				CODES 1. FIRE CLEARANCE GRANTED 2. FIRE CLEARANCE DENIED A. EXITS B. CONSTRUCTION C. FIRE ALARM D. SPRINKLERS E. HOUSEKEEPING F. SPECIAL HAZARD G. OTHER	
INSPECTOR'S NAME (Typed or Printed) RICHARD TOTH		TELEPHONE NUMBER (951) 943-5003	CFIRS NUMBER 11060074	OCCUPANCY CLASS	
INSPECTION DATE 6-27-11	INSPECTOR'S SIGNATURE (Typed or Printed) <i>[Signature]</i>				
EXPLAIN DENIAL OR LIST SPECIAL CONDITIONS					



City of Perris
Development Services Department
135 N D Street
Perris, CA 92570
(951) 943-5003

Permit No: [PMT23-01781](#)
Type: **Commercial Alteration**
Date Issued: **8/24/2023**

PERMIT

Site Address: 2656 INDIAN AVE, PERRIS, CA

Parcel Number: No Results

Construction Cost: \$250,000.00

Description of Work: FIRE ACCESS - VAL VERDE ELEMENTARY SCHOOL - 2 RELOCATABLE CLASSROOMS & 1 RESTROOM. - (2)24' X 40' RELOCATABLE CLASSROOMS, - (1) 12' X 40' RELOCATABLE CLASSROOMS

Owner:

GREG WHITTON
975 MORGAN ST
PERRIS, CA

Contractor:

No Results

Applicant:

Nathan Spencer
DC Architects
1490 N. Claremont Blvd.
Claremont, CA 91711

Phone:

All Inspectors must be requested before 3:00 p.m. the day prior in order to have an inspection the following business day. All inspections requested after 3:00 p.m. Friday - Sunday will be conducted on Tuesday of the following week.

ADDITIONAL REQUIREMENTS:

1. CRR is the only licensed hauler within the City of Perris.
2. A separate encroachment permit is required for all work within the Public Right of Way.

The Issuance of this permit shall not prevent the building official from thereafter requiring the correction of errors in the plans and specifications or from preventing building operations being carried on thereunder when in violation of the Building Code or of any other ordinance of City of Perris. Except as otherwise stated, a permit for construction under which no work is commenced within six months after issuance, or where the work commenced is suspended or abandoned for six months, shall expire, and fees paid shall be forfeited.

<u>Fee Description:</u>	<u>Qty:</u>	<u>Amount(\$):</u>
ADDITIONAL P/C FEES	125	\$125.00
Plan Check - Hourly	2	\$250.00
		\$375.00

Property Data – 2411 Indian Avenue

Table 3. 2411 Indian Avenue Ownership History

Date	Owner	Source
1967	Construction Year (20-971 Indian)	
1967-1984	August DiPietro and Edith J. DiPietro	Riverside County Reconveyance Deed
1984-1987	Edith J. Dipietro, widow	Riverside County Deed
1987-1993	Gale G. Webb James T. Kearney (occupant 1991)	Riverside County Deed U.S. Public Records (Ancestry.com)
1993-1995	Security Pacific Fincl Serv of CA INC	Riverside County Deed
1995	BA Properties INC	Riverside County Deed
1995-1996	Eileen F. and Arthur J. Whitmore Jr.	Riverside County Deed
1996-2005	Luz Divina Chaure Chaure Luz Divina Trust	Riverside County Deed
2005-2007	Ludivina Chaure	Riverside County Deed
2007	Ludivina Chaure and Rebeca Haro	Riverside County Deed
2007-2008	Mario Ernesto Contreras	Riverside County Deed
2008	Deutsche Bank National Trust	Riverside County Deed
2009-2022	Carlos Sanchez Jose Gonzalez	Permit Records Riverside County Office of the Treasurer-Tax Collector Riverside County Deed
2022	Hip So-Cal Properties LLC Howard Industrial Partners LLC	Riverside County Deed
2022-Present	SMS Financial Perris LLC	Riverside County Deed

**VAL VERDE P-TA
TO MEET TONIGHT**

Mrs. George Garat will take office as president of the Val Verde P-TA, this evening, April 21, at installation ceremonies to be held at the Val Verde School, at 7:30 o'clock. Mrs. C. E. Maine of Riverside will be the installing officer.

Others to be inducted include: Ruth Afner, vice-president; Virginia Beyer, secretary; Jewel Monroe, treasurer; Edith DiPietro, auditor; and Mary King, historian.

James Bennett, from the county office of the superintendent of schools, will show pictures, pertaining to mental health. The film is entitled, "You Don't Have to Be a Genius to Be a Parent."

The Perris Progress, April 21, 1960.

**PROMOTED TO SERGEANT
PERRIS - James T.
Kearney, son of James B.
Kearney of Perris, has been
promoted in the US Army to
the rank of sergeant.**

The Perris Progress, April 18, 1990

Edith J. DiPietro

Edith Joan (Rinaldi) DiPietro, age 79, Tooele High School graduating class of 1938, and a resident of Perris, Calif., for the past 45 years, died Friday, Oct. 17, 1997 at Asistencia Villa Convalescent Center, Redlands, Calif., due to complications from a stroke.

One of Angelo and Mary (Mark) Rinaldi's 12 children, Edith was born Sept. 9, 1918 in Tooele, Utah. She married August DiPietro in 1942 and they moved to California. They farmed the A&J Ranch near Perris, Calif., for 25 years and owned the A&J Ranch Market for five years before retiring in 1978.

Edith was a homemaker for 43 years. She enjoyed cooking, crafts of all kinds, and helping her husband manage the family businesses.

Edith was preceded in death by her parents, Angelo and Mary Rinaldi; husband, August 1985; brothers: Michael Rinaldi 1929; Jim Rinaldi 1964; Joe Rinaldi 1976; Bill Rinaldi 1982; and Ernest Rinaldi 1987; sisters: Emma Pantuso 1989, and Rose Ralphs 1997; and nephew, Michael Rinaldi 1984.

She was survived by brother, Frank Rinaldi of Placentia, Calif.; daughter, Joan DiPietro and granddaughters, Ginna and Rebecca Wurm of Moreno Valley, Calif.; and numerous nieces and nephews.

As she requested, Edith's ashes were scattered over the A&J Ranch near Perris, Calif.



Edith J. DiPietro

Tooele Transcript Bulletin, March 31, 1998

Table 4. 2411 Indian Avenue Permit History

Date	Permitted Work	Owner and Contractor
05/28/2002	Replace electrical box (Permit No. 02-00438)	Owner: Luz Divina Chaure Contractor: Not Listed
02/02/2004	Front yard 5 ft. block wall with columns (Permit No. 04-00250)	Owner: Luz Divina Chaure Contractor: Not Listed
08/01/2013	Construction of solid patio cover – 1170 Sqft (Permit No: 13080003)	Owner: Carlos Sanchez Contractor: Carlos Sanchez

City of Perris

No. 26506

135 NORTH "D" STREET, PERRIS, CALIFORNIA 92570-1998 • (951) 443-1029 • FAX (951) 943-3293

ISSUE DATE: 08/01/2013
EXPIRES: 02/01/2013

PERMIT TYPE: MINOR CONSTRUCTION
PERMIT #: 13080003

JOB ADDRESS: 2411 INDIAN AVE
PARCEL NUMBER: 305090018

ACREAGE:

APPLICANT: SANCHEZ, CARLOS
664 CRYSTAL CREEK RD
PERRIS CA 92571

OWNER: SANCHEZ, CARLOS
664 CRYSTAL CREEK RD
PERRIS, CA 92571

CONTRACTOR: SANCHEZ, CARLOS
664 CRYSTAL CREEK RD
PERRIS, CA 92571

DESCRIPTION: SOLID PATIO COVER - 1170 SQ FT.

VALUATION:

SOLID PATIO

1170.00 SQ FT

14040.00

FINALED
1/23/14

FEE SUMMARY:

BUILDING BY	275.75	275.75	0.00
DPF	8.45	8.45	0.00
SMIP	1.41	1.41	0.00
*** FEE TOTALS ***	285.61	285.61	0.00

This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at anytime after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

HEADQUARTERS

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California

undred dollars (\$100) or less).
mit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation

Date ____/____/____ Applicant Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to Workers' Compensation provisions of the Labor Code, you Must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the information contained herein is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorized representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____

Date _____

☐ YES ☐ NO WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?

☐ YES ☐ NO WILL THE PROPOSED BUILDING OR MODIFIED FACILITY BE WITHIN 1000 FEET OF THE OUTER BOUNDARY OF A SCHOOL

☐ YES ☐ NO WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES.

☐ YES ☐ NO I HAVE READ THE HAZARDOUS MATERIAL INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE, SECTION 25505, 25533, AND 25534 CONCERNING HAZARDOUS MATERIALS REPORTING.

PRINT NAME _____

OWNER OR
AUTHORIZED AGENT X _____

WORKERS' COMPENSATION DECLARATION

- ☐ I hereby affirm under penalty of perjury one of the following declarations:
☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
☐ I have will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are _____

Carrier _____

Policy Number _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES, AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGE AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

The Declarations below are mandated by the State of California under Section 19825 and Section 19826 of the Health and Safety Code.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Lic. No. _____ Date ____/____/____

Contractor Signature _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code. Any city or Country which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) license pursuant to the Contractors License Law).

☐ I am exempted Section _____ B. & P.C. for this reason _____

Date 08/09/15 Owner Signature _____

City of Perris

135 NORTH "D" STREET, PERRIS, CALIFORNIA 92570-1998 • (951) 443-1029 • FAX (951) 943-3293

ISSUE DATE: 08/01/2013
EXPIRES: 02/01/2013

PERMIT TYPE: MINOR CONSTRUCTION
PERMIT #: 13090003

JOB ADDRESS: 2411 INDIAN AVE
PARCEL NUMBER: 705090018

ACREAGE:

APPLICANT: SANCHEZ, CARLOS
664 CRYSTAL CREEK RD
PERRIS, CA 92571

OWNER: SANCHEZ, CARLOS
664 CRYSTAL CREEK RD
PERRIS, CA 92571

CONTRACTOR: SANCHEZ, CARLOS
664 CRYSTAL CREEK RD
PERRIS, CA 92571

DESCRIPTION: SOLID PATIO COVER 1170 SQ FT

VALUATION:

SOLID PATIO

1170.00 SQ FT

14050.00

FEE SUMMARY:

BUILDING	275.75	275.75	0.00
OFF	0.45	0.45	0.00
SEAL	1.00	3.41	0.00
*** FEE TOTALS ***	285.21	285.21	0.00

This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at anytime after work is commenced, I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

INSPECTION RECORD CARD

PLEASE READ

Permit No: 13080003

CALL (951) 956-2117 FOR INSPECTIONS

INSPECTIONS SHALL BE CALLED 24 HOURS IN ADVANCE WHEN REQUESTING NEXT DAY INSPECTION

BUILDING INSPECTIONS	DATE	INSPECTOR'S INITIALS	REMARKS	BUILDING INSPECTIONS	DATE	INSPECTOR'S INITIALS
SETBACK	12/13/13	[Signature]		BOND BEAM/ STEEL 1-2-3		
FOOTINGS/STEEL				GROUT 1-2-3		
SLAB/DRIVEWAY				T-BAR CEILING		
ROOF/VENT	12/17/13	[Signature]		POOL/ALARM		
FRAMING/SHEAR				STEEL/ LOCATION		
INSULATION				PRE-GUNITE		
DRYWALL				FENCE/ GATE		
LATH				FINAL	1/23/14	[Signature]

ELECTRICAL INSPECTIONS	DATE	INSPECTOR'S INITIALS	REMARKS	ELECTRICAL INSPECTIONS	DATE	INSPECTOR'S INITIALS
GROUNDING				ROUGH WIRING		
UNDER GROUND				POOL LIGHT/ ELECT		
ROUGH CONDUIT				GFI TEST/ BONDING		
METER RELEASE				ELECT SERVICE		
SMOKE ALARM				FINAL		

FINALED
1/23/14

PLUMPING INSPECTIONS	DATE	INSPECTOR'S INITIALS	REMARKS	MECHANICAL INSPECTIONS	DATE	INSPECTOR'S INITIALS
UNDERGROUND				PLENUMS/DUCTS		
ROUGH WORK				SHAFTS		
GAS TEST/TIPING				HOODS		
SEWER/SEPTIC				FIRE DAMPERS		
FINAL				FINAL		

MANUFACTURED HOMES

MANUFACTURED HOME INSPECTIONS	DATE	INSPECTOR'S INITIALS	REMARKS	MANUFACTURED HOME INSPECTIONS	DATE	INSPECTOR'S INITIALS
SETBACK				SEEPAGE PIT/ LEACH LINES		
EXCAVATION & FORMS/STEEL				SEWER		
PERMANENT FOUNDATION				YARD GAS LINE		
PIERS/ PIER FOOTING				ELECT SERV & GROUND		
PIER JACK SYSTEM				FLOOR/ROOF MATING		
WATER SERVICE				ELECT RING OUT		
SEPTIC TANK				FINAL		

THIS CARD SHALL BE MAINTAINED IN A CONSPICUOUS PLACE ON THE JOBSITE. PLEASE CALL FOR ALL INSPECTIONS. INSPECTIONS WILL BE CONDUCTED THE NEXT AVAILABLE WORK DAY. NOTICE - APPROVED BUILDING PLANS ARE REQUIRED ON THE JOBSITE AT THE TIME OF EACH AND EVERY INSPECTION. NOTE: IF WORK IS NOT MARKED APPROVED, MAKE CORRECTIONS AS PER CORRECTION NOTICE AND RECALL INSPECTION BEFORE CONTINUING WORK. PERMIT EXPIRES BY LIMITATION 180 DAYS FROM DATE OF PERMIT IF CONSTRUCTION IS NOT STARTED



BUILDING DIVISION APPLICATION

CITY OF PERRIS BUILDING DIVISION

135 N. 'D' STREET

PERRIS, CA 92570

PERMIT NUMBER: (office use only)

13080003

DATE:

08/01/2013

Site Address:

2411 Indian Ave

APN #:

Type of Work: patio - solid

() Sets of Plans () Soils Report () Title 24 () Structural Calculations

() Other (Please Specify): Type of Construction () Y / N Planning Approval Letter

Valuation:

3000

Square Footage Size:

1170

Building Owner:

Carlos Sanchez

Phone Number: (909) 720-9152

Email:

Address:

2411 Indian Ave

City: Perris

State CA

Zip: 92571

Applicant:

Carlos Sanchez

Phone Number: (909) 720-9152

Email:

Address:

2411 Indian Ave

City: Perris CA 92571

State CA

Zip: 92571

Contractor:

OWNER

Phone Number:

Email:

Address:

City:

State

Zip:

State Lic #:

Expiration Date:

City Lic. #:

Water Department: Utility Inspection Required YES _____ NO _____ Signed _____



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
BUILDING AND SAFETY DIVISION
135 N. "D" Street, Perris, CA 92570-2200
TEL: (951) 443-1029 FAX: (951) 943-3293

Application for Project Revisions & De

Date: 10/16/2013

Tract Name: owner builder Tract Num _____
(Tract information is required for new residential tracts only)

Contact/Applicant: Carlos Sanchez Phone Number: (909) 720-9152

Project Address: 2411 Indian Ave Perris CA

Permit Number: _____

Description of Revision or Deferred Submittal (if numerous plan sheets are being revised, please provide an itemized list of revisions per plan sheet):

Patio permit - ~~changing connection~~ changing connection
specs

Based on the type of revision or deferred submittal, there are a varying number of "sets of plan sheets" and calculations (engineering, energy (Title 24), truss, etc.) required.

Example: Residential = two (2) sets
Commercial/Industrial = two (2) to six (6) sets

For clarification on the number of revised plan sheets and calculations required for your specific project, contact a Permit Technician at the Building Division (951) 443-1029.

Note: A minimum of two (2) sets of the revised plan sheets and calculations need to have the original stamps and/or signatures of the individual that prepared the plan sheets and/or calculations.

OFFICIAL USE ONLY	
Revision Number: <u>13080003</u>	Office Copy filed: ☒ Yes ☐ No
Fees Required: \$ <u>94-</u>	Date Approved: _____ Approved By: _____

City of Perris

No. 09350

ELECTRICAL PERMIT

PERMIT NO: 02-00438

101 NORTH "D" STREET, PERRIS, CALIFORNIA 92570-1998 • (909) 943-5003 • FAX (909) 943-3293

Address: 2411 INDIAN AV PERR

Issued: 05/28/2002

Parcel No: 305090018

Expires: 11/24/2002

Owner: CHAURE LUZ DIVINA
2411 INDIAN AVE
PERRIS CA 92571

Applicant: MIRANDA ROBERTO

Description: REPLACE ELECTRICAL BOX

FEE SUMMARY

Issuance Fee		\$23.50
Supplemental Permit		\$0.00
Plan Review		\$0.00
Service to 600 vltz/200 amps	1	\$30.50
to 600vltz/1000 amps	0	\$0.00
over 600 vltz/1000 amps	0	\$0.00
Temporary Power Pole	0	\$0.00
Temporary Distribution System	0	\$0.00
Receptacle/Switch/Ltg Outlets	0	\$0.00
Lighting Fixtures	0	\$0.00
Pole/Platform Lighting Fixture	0	\$0.00
Theatrical Lighting Fixture	0	\$0.00
Residential Appliance to 1 HP	0	\$0.00
Non-Res Appliance to 1 HP	0	\$0.00
Misc. Apparatus/Conduit/Conduc	1	\$18.20
Power Apparatus		
to 1 HP/KW/KVA	0	\$0.00
to 10 HP/KW/KVA	0	\$0.00
to 50 HP/KW/KVA	0	\$0.00
to 100 HP/KW/KVA	0	\$0.00
> 100 HP/KW/KVA	0	\$0.00
Carnival/Cirrus-Elec Ride/Gen	0	\$0.00
Mech Ride/Walk-Thru Attract/Djs	0	\$0.00
System Of Area/Booth Lighting	0	\$0.00
Other Electrical Fees		\$0.00
Total Electrical Fees		\$72.20
Total Inspection Fee		\$0.00
Investigation Fee		\$0.00
Other Plan Check Fees		\$0.00
Data Processing Fee		\$8.45

AMOUNT DUE: \$80.65

AMOUNT PAID: \$80.65

BALANCE DUE: \$0.00

FINALED
6-5-02

BY

This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at anytime after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

HEADQUARTERS

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Compensation Laws of California.

Date 11/11/11 Owner Signature _____



CITY OF PERRIS

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
BUILDING AND SAFETY DIVISION
101 N. D STREET, PERRIS, CA 92570-2200
TEL.: (909) 943-5003 FAX: (909) 943-3293

BUILDING PERMIT APPLICATION

PROJECT INFORMATION		PERMIT NO: 02-00438	
Site Address: 2411 Indian Ave Perris Ca 92571			
Property Owner: Indira Chaur			
Address: 2411 Indian Ave			
City: PERRIS		State: Ca	Zip: 92571
Phone: (909)		657-0726	
Job Description: Replace the Electrical Box			
Applicant: Roberto Miranda			
Address: 2411 Indian Ave			
City: PERRIS		State: Ca	Zip: 92571
Phone: (909)		657-0726	
Contractor:			
Address:			
City:		State:	Zip:
Phone:			
Business License:		Contractor's License:	

City of Perris

No. 10033
MINOR STRUCTURAL PERMIT
Permit No: 04-00250

135 NORTH "D" STREET, PERRIS, CALIFORNIA 92570-1998 • (909) 443-1029 • FAX (909) 943-3293

Job Site: 2411 INDIAN AV PERR
Parcel #: 305090018

Issued: 02/02/2004
Expire: 07/31/2004

Applicant: CHAURE LUDIVING

Owner: CHAURE LUZ DIVINA
2411 INDIAN AVE
PERRIS, CA 92571

Contractor:

Desc: 79 5 FT BLK WALL COLUMNS

Occupancy	Type	Factor	Sq Feet
Valuation			
BLOCK WALLS	5 ft	9.00	395
\$3,555.00			
	Totals...		395
\$3,555.00*			

FEE SUMMARY

Building Fees	\$97.25
Investigation Fees	\$0.00
Add'l Inspection Fees	\$0.00
Data Processing	\$8.45
Total Permit Fees	\$168.91
Total Payments	\$168.91
BALANCE DUE	\$0.00

FINALED

BY

7-24-6

This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at anytime after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

HEADQUARTERS

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California

Date ____ / ____ / ____ Applicant Signature

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions as this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the information contained herein is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorized representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent

Date

☐ YES WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?

☐ NO

☐ YES WILL THE PROPOSED BUILDING OR MODIFIED FACILITY BE WITHIN 1000 FEET OF THE OUTER BOUNDARY OF A SCHOOL

☐ NO

☐ YES I HAVE READ THE HAZARDOUS MATERIAL INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE, SECTION 25505, 25533, AND 25534 CONCERNING HAZARDOUS MATERIALS REPORTING

☐ NO

☐ YES WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES.

☐ NO

PRINT NAME _____

OWNER OR

AUTHORIZED AGENT X _____

WORKERS' COMPENSATION DECLARATION

☐ I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____

Policy Number _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES, AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGE AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

The Declarations below are mandated by the State of California under Section 19825 and Section 19826 of the Health and Safety Code.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Lic. No. _____ Date ____ / ____ / ____

Contractor Signature _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code. Any city or Country which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) license pursuant to the Contractors License Law).

☐ I am exempted Section _____ B.& P.C. for this reason _____

Date ____ / ____ / ____ Owner Signature _____



CITY OF PERRIS

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

BUILDING AND SAFETY DIVISION

135 N. D STREET, PERRIS, CA 92570-2200

TEL.: (909) 443-1029 FAX: (909) 943-3293

BUILDING PERMIT APPLICATION

PROJECT INFORMATION		PERMIT NO: 04-00750	
Site Address: 2411 Indian Av. Perris Ca 92571			
Property Owner: Ludivine Chavez			
Address: 2411 Indian Ave			
City: Perris		State: Ca	Zip: 92571
Phone: (909) 657-0726 or			
(909) 237-2743 Cell #			
Job Description: "Front Yard			
Block Wall			
Applicant: Robert Miranda, & Ludivine Chavez			
Address: 2411 Indian Ave			
City: Perris		State: Ca	Zip: 92571
Phone: (909) 657-6726			
(909) 237-2743 Cell #			
Contractor: N/A			
Address:			
City:		State:	Zip:
Phone:			
Business License:		Contractor's License:	
Planning Approval of Occupancy Certificate			



SSIDE WALK-
INDIAN AYU

* New Blockhead

15' Goig to be
constructed at
the same as
the existing
FENCE = 3' Height
50'0" Open
1'6" from the
footing and
3'6" of
rough Iron
Footing to be
24" width by
12" Depth

APPROVED
CITY OF PERRIS
PLANNING DEPT.

PLANNING 22

~~My name is Kade~~

BI



CITY OF PERRIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING AND SAFETY DIVISION

135 N. 'D' STREET, PERRIS, CA 92570-2200

TEL.: (951) 443-1029 FAX: (951) 943-3293

September 14, 2009

Riverside County Assessor
POB 12004
Riverside CA 92502-2204

RE: Addressing

Dear Sirs,

The following address at 20971 INDIAN AV was changed prior to 2002 to 2411 INDIAN AV, APN 305-090-018. Please make any necessary changes to your records and we are sorry for any inconvenience this may cause your office.

If you have any questions, please feel free to contact the Building Division at (951) 443-1029 ext 229.

Sincerely,

Kim Williford
Building Technician III

RJ:kw

C:	Property Owner	SCE
	CR&R Disposal	LMWD
	Recreation	SCG
	Police Dept	GTE
	Public Works	Fire Dept
	Finance/Water Dept	Postmaster

S:\Building\FORMS\ASSESSOR ADDRESS CHANGE.doc

Property Data – 2364 Indian Avenue

Table 5. 2364 Indian Avenue Ownership History

Date	Owner	Source
1966	Year of Construction	
1965-1978	Marie and John Coudures Sr. (21-011 Indian)	<i>The Perris Progress</i> , January 10, 1990
1978-1995	John M. Coudures Jr.	U.S. Phone Directory (Ancestry.com)
1995-2020	Coudures Family LTD Partnership	Permit Records Riverside County Tax Info
2020-2021	James Eleopoulos	Riverside County Tax Info
2022	Hip So-Cal Properties LLC Howard Industrial Partners LLC	Riverside County Deed

March Bridal Pair Returns From Trip to Mexico City

Mr. and Mrs. John M. Coudures Jr., March newlyweds, have returned from their wedding trip to Mexico City, and are residing at the JG Ranch, near Perris. The bride is the former Patricia Beasley of San Bernardino.

The couple's vows were sealed in an afternoon ceremony at Our Lady of the Valley Catholic Church in Hemet, with the Rev. Fr. Cornelius Waldo of St. James Church, Perris, officiating. Invitations were issued to 200 friends and relatives.

The bride was given in marriage by her brother, Dale Beasley of San Bernardino, and was

attended by the bridegroom's sister, Mrs. Clifford P. Martin. George Guest stood with the bridegroom as best man, and ushering was done by Steve Buchko Jr. and the bridegroom's three brothers-in-law, Clifford P. Martin of Perris, Garnet McBride of Blythe and Charles Johnston of Ventura.

For her wedding attire, the attractive bride chose a strapless gown of white lace, with bolero of matching lace, and wore a fingertip veil, caught to a net cap, adorned with tiny seed pearls. She carried lilies of the

(Continued on Page 2, Column 2)



RESIDING ON RANCH — The former Patricia Beasley, lovely in her bridal gown of white lace, has gone to a new home on the JG Ranch near Perris now that she is Mrs. John M. Coudures Jr. The bridegroom is a member of a pioneer Perris Valley family. (Photo by Rankin)

Patricia Beasley Plights Troth to Perris Attorney

(Continued From Page One)

valley with an orchid in the center. Mrs. Martin wore orchid lace.

A reception, featuring a barbecue supper, was held after the wedding at the Coudures ranch, and a three-tiered cake was cut by the couple before they left for Mexico City. They were away two weeks.

EDUCATED IN TEXAS

Mrs. Coudures is the daughter of Mrs. Minnie Mae Beasley of Enochs, Tex., and attended junior college at Amarillo, Tex., before coming to San Bernardino to make her home several years ago. For the past six years she has been employed as credit manager for a San Bernardino clothing store.

The bridegroom's family is widely known in the Perris Valley. Mr. Coudures is a graduate of Perris Union High School, the University of California and Hastings Law School at San Francisco. He served in the United States Navy Intelligence Department during World War II, holding a lieutenant's commission, and is now associated with the law firm of Coudures and Carter in Perris.

The San Bernardino County Sun, April 12, 1953

VOLUME 73 — NUMBER 27

PERRIS, CALIFORNIA 92570

Pioneer Rancher John Coudures dead at 84



JOHN COUDURES

Maintenance and construction for area road project cleared

(CNA)—Road projects for the 1973-74 fiscal year totaling \$22,900 for maintenance and \$328,800 for construction have been approved by the County Board of Supervisors. Projects approved in the Perris Valley area include:

Reconstruction of a 1.5 mile segment of Cajalco Road from Highway 395 westerly at \$60,000.

Basing and paving to a 24-foot width of Orange Avenue from Highway 395 to Tobacco Road, .5 mile, at \$15,000.

Reconstruction of Nuevo Road from A Street to Webster Ave., .5 mile, in cooperation with the city of Perris, who will pay half, \$8,000.

Reconstruction of Wood Road from Markham Street northerly .8 mile at \$50,000.

Grading, basing, and paving of Watson Road from Sherman Road to Antelope Road, .5 mile, \$14,000.

Santa Fe Railroads costing \$2,500.

Minor road improvements include basing and paving Cowie Rd. from San Jacinto Ave. to Ellis, \$12,000.

Grading, basing and paving Sophie St. from Betty Rd. to Mapes Rd. at \$8,000.

Grading, basing and paving of Olive Ave. from Theda St. to Baxter St., \$20,000.

Resurfacing Patricia St. from Gentian Ave. to Margaret Ave., .3 mile, \$4,000.

Reconstruction of Sun City Blvd. from Cherry Hills Blvd. to McCall Blvd., .38 mile, \$22,000.

Grading, basing and paving San Jacinto Ave. from Marshall St. to Carter Rd., \$6,000.

Grading, basing and paving of Carter Rd. from San Jacinto Ave. northerly .5 mile, \$15,000.

Funeral services were held here Monday for John Coudures, 84, pioneer Perris Valley farmer, who died unexpectedly at his home on June 27. Mr. Coudures had lived here some 63 years, having emigrated from his native France as a youth. Coudures came as a contract shepherd, but remained to become a ranch cook who invested all his savings in land. His local holdings, at their peak, comprised better than 5,000 acres, including parts of March Air Force Base, Enchanted Heights and Sun City, as well as other lands in the Imperial and Palo Verde Valleys.

Although Mr. Coudures later became involved in both irrigated and dry farming, he continued to run sheep for many years, as a rotated crop on the dryfarm stubble and on the weeds and natural vegetation that grew on other land before the spring plowing. Among his partners in the early days were the Lauda Brothers, Frank and Pete, but Mr. Coudures later purchased their interests and subsequently was associated in sheep ranching operations with his nephew, John Garat. Mr. Coudures had been a member of the California Wool Growers Association for 45 years.

Mr. Coudures is also remembered as an innovator. For many years, he drove a 32 horse team with lead mules and a jerk line. A flywheel drove the combine, but Mr. Coudures thought the extra burden was taxing the animals, so he rigged up one of the first gasoline engines to run the machine, leaving the horses only the chore of pulling it around. He was badly burned when a cooling system exploded, but he persisted until the engine was operating properly.

Foreseeing a manpower shortage after his son went into World War II, Mr. Coudures modified his John Deere tillers from hand sack loading to a bulk system he devised himself. The units are still in service on the Coudures Ranch today. Another project was the rebuilding of the Figadota Cannery at San Jacinto and G Streets into a bulk granary. Special vee bins of laminated lumber have auger accesses at the bottom and are currently in operation.

Mr. Coudures, who was born in Arrette, France, on August 15, 1889, of French, not Basque, parents, met his wife, Marie, after coming here. They married in 1915. Mrs. Coudures, who survives

her husband, is of Basque descent, but came also from the French region of Aldudes, not from Spain as do most Basque immigrants. Most of their lives, the Coudures family lived in their ranch home- stead on Perris Blvd., purchased in 1922. Only recently did Mr. and Mrs. Coudures move to a new home on Indian Avenue. In 1961, during the Golden Anniversary celebration of the City of Perris, a contest to find the man who had farmed the longest in Perris Valley tied Mr. Coudures with the late Harry Hughes and Mr. Coudures was still actively engaged in farming several sections of land at the time of his death. Although his recent health had been somewhat less robust than in earlier years, Mr. Coudures made the rounds of his operations as usual on the morning of his death, and died peacefully at home after returning for luncheon.

Mr. Coudures is particularly remembered for his efforts to obtain Colorado River Water for local use. When the Metropolitan Aqueduct was built in 1934, the portion through Mt. San Jacinto pierced a vast subterranean reservoir. The facility had been designed for the exclusive benefit of cities in the Los Angeles Basin, but local landowners, who referred to Mr. Coudures as 'the General', argued successfully in court that the tunnel had preempted a local supply and compelled Metropolitan Water District to expand its service area to this region. The Eastern Municipal Water District, on whose board Coudures' son John, Jr., represents this area, was the result.

Mr. Coudures had a clear tenor voice, and particularly enjoyed singing the old songs of rural France he had known as a boy. He also liked group singing, and was usually the best harmonizer in the ensemble. Mr. Coudures had worked as a cook in his early years here, and never lost his love of the art. Barbecues that featured both his cooking and singing are among the more fondly remembered of local social events.

Besides his wife and son, Mr. Coudures is survived by daughters Louise Martin, Perris; Denise McBride, Blythe; and Maria Johnston, Pomona. He also leaves eight grandchildren and two great grandchildren. The services were held at St. James Church. Interment was in Perris Valley Cemetery.

The Perris Progress, July 4, 1973.

Coudures family named Pioneer Family of 1990

PERRIS - The Perris Seventh Annual Fred T. Per-Valley Historical and Museum Association will honor the family of early pioneer farmers John and Marie Coudures as the "Pioneer Family of the Year" for 1990, according to a PVH&MA spokeswoman.

Each year the association selects a pioneer family to honor for their part in the betterment of the Perris Valley.

Descendants of the honored pioneers are present at special ceremonies.

The tradition of honoring early pioneers and their families began in 1984, when the first family so named was Fred T. and Mary Perris and their descendants.

On Saturday, January 27, the PVH&MA will hold the

Seventh Annual Fred T. Perris Day open house and ceremonies at the Association's museum which is currently located in the old Santa RR Depot located at Fourth and "D" Streets in Oldtown Perris.

At that time, the Coudures Family descendants will display pictures and memorabilia of their family's many years in the Perris Valley.

A large crowd is expected at the festivities which will be held, as the Coudures name is well known and respected throughout the valley and neighboring communities.

In addition to the presentation, there will be a series of day-long entertainments,

(See COUDURES page 7)



MR. & MRS. COUDURES are shown here during occasion of their Golden Wedding Anniversary in 1965.

The Perris Progress, January 10, 1990, page 1.

Coudures... (From page 1)

along with refreshments and old-fashioned smalltown fun.

The Coudures Family
The history of the Pioneer Coudures family originated in Les Aldudes, France, when Marie Lassa was born on March 21, 1884 of Basque parentage, and when Jean (John) Marie Coudures was born in Arette, France, on August 15, 1889 of French parentage.

John Marie Coudures emigrated to Beaumont, California in 1910 at the age of 21 as a contract shepherd. Later he went to work on a ranch in Alessandro, California. (West March Air Force Base).

Marie Lassa emigrated to California with her sister, Grace, in 1903, at the age of 19. Marie worked as a live-in maid in the Los Angeles, until she joined her brother, John, on the same ranch in Alessandro, California, where John Coudures was working.

John Coudures helped the "pretty girl" who came to cook for the hired hands with the evening dishes and two years later John Coudures and Marie Lassa were united in marriage on March 15, 1915, in St. Francis de Sales Church in Riverside.

They started farming a portion of the leased land belonging to the Hendrick's estate in Alessandro with 32 head of horses and two lead mules.

Marie did all the cooking, including the daily baking of bread for her growing family, and the hired hands, while John tilled the soil. Marie also had to buy all the provisions for the family. Periodically, she went to Riverside by horse and buggy to buy them. She had a horse named "Molly."

Of their union, four

children were born: John Jr.; Louise; Denise and Marie.

In 1922, the Coudures family moved onto a 40-acre ranch on Orange Street in Perris Valley, now a part of the City of Perris.

In those early days, everyone in the family did his share of work. The Mother did the housework and cooking, plus irrigating the alfalfa, while rearing four children. father worked the land and the children shocked the alfalfa when the hay was cut.

The children attended the Webster Grammar School located on Rider Street near I-215, walking two miles to and from school each day.

Although John became involved in both irrigated and dry farming, he continued to run sheep for many years. In the early days, he had as partners in the sheep business the Lauda brothers, Frank and Pete. He eventually purchased their interests and much later became associated with his nephew, John Garat, in the sheep ranching operation.

In 1928, the family moved to the present ranch headquarters on Perris Boulevard. At that same time, the old Webster Grammar School was abandoned and a new school, The Val Verde Grammar School, was built on Martin Street (now the Ramona Expressway). The Coudures children still had to walk 2 miles each way to attend the new school.

As time went on, John and Marie purchased lands adjacent to the home place, and leased other lands. At one time they were farming 15,000 acres, owning about 5,000 of them.

In 1932, when the Metropolitan Water District constructed an aqueduct to

bring in Colorado River water, John, Sr. joined with several farmers to form the San Jacinto Water Conservation District, which brought a lawsuit against the Metropolitan Water District for tapping the District's underground water supply. In the process of settling, negotiations lead ultimately to the formation of Eastern Municipal Water District, which eventually brought the river water into the Perris Valley.

John Coudures, Jr., now represents our district as a result.

In 1946, John, Jr. went into partnership with John, Sr., and Marie and to this day John, Jr. is still operating the family farm estate.

World War II brought on the mechanization of farming and thus the family went into more diversified farming, including the growing of potatoes and sugar beets for seed.

In 1947, John and Marie accompanied their youngest daughter, Marie, and Marie's sister, Grace Garat, and made their first trip back to their native land, France. Subsequently, John and Marie returned to visit France again in 1961. They were happy to return "home" to the USA. They had become naturalized citizens of the United States in 1921. A year before he died, John, Sr., made his last trip with his daughter, Louise, and her husband, Clifford.

In 1965, John and Marie Coudures celebrated their 50th Golden Wedding Anniversary by hosting a cocktail and french cuisine dinner for 250 guests. That same year, they broke ground for their new home on Indian Avenue and Orange Street, just across the street from the first ranch they purchased in 1922.

John, Sr., had a clear tenor voice and enjoyed singing the old songs he had known as a boy. On special occasions

with his French comrades, he enjoyed harmonizing.

Despite his failing health, John, Sr., remained active in the business and made daily rounds of his operations even on the day of his death, June 27, 1973, at the age of 84.

Marie Coudures continued to make a home for herself and for John, Jr., and also took an active interest in the family farm operation until her death on June 7, 1978 at the age of 94.

John and Marie Coudures have left their progeny a legacy of: Ambition; Vision; Hard Work; Love and Caring for their fellow man.

Their progeny: John M. Coudures, Jr., married Patricia Beasley in 1954. Two children: John M. Coudures, III and Michele Coudures Maynard.

Louise Coudures Martin married Clifford Martin in 1940 (another pioneer member of Perris Valley). Two daughters: Jeanne Martin Schulte and Janice Martin Smith. Four grandchildren: Suzy and Anne Scott; Jeff and Jon Smith.

Denise Coudures McBride married Garret McBride. Two sons: Denis (Rusty) McBride and Michael McBride. Seven grandchildren: Jerrod, Ryan, Katherine (Katie), Patrick,

Alan McBride, Sean and Kevin McBride.

Marie Coudures Johnston married Charles Johnston in 1948. Two children: Katherine (Katie) Johnston Bernal and Charles (Chuck) Johnston. One grandchild: Mikela Marie Bernal.

By Louise Coudures Martin
April 17, 1988

(Editor's Note: The second generation Coudures family will be subject of an installment on the lives of pioneer family in the Perris Valley).

January, blood bank month, stresses need for donors now

HEMET - The President of the United States has again declared January as National Volunteer Blood Donor Month, recognizing the outstanding contribution of blood donors who give over 13 million pints of blood every year, saving the lives of many people in communities across the country.

In his proclamation, President George Bush called attention to the fact that concerned citizens need to participate in the Community Blood Program by giving the "Gift of Life" regularly. In this area over 300 blood donors are needed every day. To make it convenient to donate, the Blood Bank will be at the Hemet Simpson Neighborhood Center on Mon., Jan. 15 from 2-6 p.m. Everyone who donates at this community blood drive will receive a free cholesterol test. First-time donors will

receive a Blood Drop Lap Pin.

Giving blood Saves Lives. There are no artificial substitutes. This life-giving fluid is needed by people suffering from cancer, leukemia, severe anemia, heart disease and other conditions as well as accident victims who would not live if blood was not available. These patients experience disasters in their lives just as real as those injured in the recent earthquake.

Hemet Simpson Neighborhood Center is located at 305 E. Devonshire at Carmalia. For more information call Bernie Court (714) 658-9411. The Blood Bank of San Bernardino and Riverside Counties is a non-profit organization which provides blood for patient in the two-county area. Giving blood is safe, simple and saves lives.

FICTITIOUS BUSINESS NAME STATEMENT

The following persons are doing business as:
K & M Electronics
30660 Joloba Ave.
Lakeview, Ca. 92533

Frank Kittle, 30660 Joloba Ave., P.O. Box 155, Lakeview, Ca. 92533
Patricia S. Kittle, 30660 Joloba Ave., P.O. Box 155, Lakeview, Ca. 92533

This business is conducted by Husband and Wife
This registrant commenced to transact business under the fictitious business name listed above on 12/27/89

Signed: Patricia S. Kittle
Statement filed with the County Clerk of Riverside County on Dec. 28, 1989
I hereby certify that this copy is a correct copy of the original statement on file in my office.

WILLIAM E. CONERLY
County Clerk
By R. Pfalmer, Deputy
File No. 898960
1/3/10/17/24

FICTITIOUS BUSINESS NAME STATEMENT

The following person is doing business as:
Bennett Landscaping
21160 Gregg Road,
Perris, Ca. 92370

James William Bennett,
21160 Gregg Rd., Perris, Ca. 92370

This business is conducted by an individual
This registrant commenced to transact business under the fictitious business name listed above on 12/26/89

Signed: James William Bennett
Statement filed with the County Clerk of Riverside County on Dec. 28, 1989
I hereby certify that this copy is a correct copy of the original statement on file in my office.

WILLIAM E. CONERLY
County Clerk
By R. Pfalmer, Deputy
File No. 898960
1/3/10/17/24

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

87-2422
The following person has abandoned the use of the fictitious business name:

THE ROUNDUP at 28539 WINCHESTER ROAD, WINCHESTER, CA 92396

The fictitious business name referred to above was filed in Riverside County on April 24, 1989
DON NABORS
33521 Lykin Ave.
Winchester, Ca. 92396

This business was conducted by an individual
Signed: Don Nabors
This statement was filed with the County Clerk of Riverside County on Dec. 22, 1989
1/3/10/17/24

REAL ESTATE ADS
CALL 657-2181

If You Need
To Refile
Your
Fictitious
Business
Name
Statement
We Can
Handle
The
Paperwork
and
Save You
Time & \$\$\$
Call:
657-2181
The
Perris
Progress

Send now for
the only book

The Perris Progress, January 10, 1990, page 7

Ashley tapped for Eastern Water seat

■ **UTILITIES:** *Land investment company president comes to seat after director John Coudures resigned June 1*

The Californian

A president of a land investment company recently was appointed to the Board of Directors of the Eastern Municipal Water District.

Marion V. Ashley was named to the board to fill a seat vacated by John M. Coudures, a 20-year-member who resigned June 1 to devote more attention to his family business and property.

Ashley represents Division 4, which includes Perris, Mead Valley and southern portions of Moreno Valley.

A native of Perris Valley, Ashley, 56, is president, director and a shareholder in the Ashley Capital Group, a land investment company. The company includes Perris Valley Escrows, Inland Pacific Escrows, Ashley/Coil Developments and several real estate partnerships and real estate brokerage franchise operations.

In addition to business endeavors, Ashley has been involved in community activities.

He is an honorary member and past president of the Rotary Club of Perris, serves on the board of trustees of the University of California at Riverside Foundation, chairman of the Sun City-Menifee Valley Community Plan Advisory Committee and was vice president and a director of the Perris Valley Chamber of Commerce.

He is also a director of Valley Bank, former member and chair of the Riverside County Planning Commission, former president of the Eastern Municipal Water District Facilities Corp., and founder of the Perris Valley Youth Basketball Program, which serves players ages 8 to 14.

For his past and present participation in community affairs, he garnered The Valley Group's "Citizen of the Year Award" in 1990.

Ashley attended Perris Union High School as well as Skadron College of Business. He received an associate in arts degree in business management at San Diego State University. Ashley is also a certified public accountant with more than 22 years experience in that field.

After graduation, Ashley worked for a variety of companies before moving back to Perris Valley in 1972.

Ashley lives in the Perris area with his wife, Mary. He has six children, four of whom are involved with the family business. He also has six grandchildren.

The water district is governed by five board members who are elected to four-year terms representing specific geographical areas. The district serves some 71,000 customers with direct water supplies, and also provides supplemental service to seven local water agencies which have their own retail water customers.

In addition, the water district provides regional wastewater collection, reclamation and beneficial reuse at five regional sites from Temecula to Moreno Valley.

The Californian, May 7, 1992.

Table 6. 2364 Indian Avenue Permit History

Date	Permitted Work	Owner and Contractor
9/30/2020	Meter for Irrigation Pump (Permit No. PMT-20-01503)	Owner: Coudures Family LTD Partnership Contractor: Not Listed



City of Perris
Development Services Department
135 N D Street
Perris, CA 92570
(951) 943-5003

Permit No: [PMT20-01503](#)
Type: **Residential Utility**
Date Issued: **9/30/2020**

PERMIT

Site Address: 2364 INDIAN AVE, PERRIS, CA 92571

Parcel Number: 305100028

Construction Cost: \$0.00

Description of Work: METER FOR IRRIGATION PUMP

Owner:
COUDURES FAMILY LTD PARTNERSHIP
1688 N PERRIS BLV STE F4
PERRIS, CA 92571

Contractor:
No Results

Applicant:
CRISTIAN FRANCO
2364 INDIAN AVE
PERRIS, CA 92571
Phone: 9514189226

All Inspectors must be requested before 3:00 p.m. the day prior in order to have an inspection the following business day. All inspections requested after 3:00 p.m. Friday - Sunday will be conducted on Tuesday of the following week.

ADDITIONAL REQUIREMENTS:

1. CRR is the only licensed hauler within the City of Perris.
2. A separate encroachment permit is required for all work within the Public Right of Way.

The Issuance of this permit shall not prevent the building official from thereafter requiring the correction of errors in the plans and specifications or from preventing building operations being carried on thereunder when in violation of the Building Code or of any other ordinance of City of Perris. Except as otherwise stated, a permit for construction under which no work is commenced within six months after issuance, or where the work commenced is suspended or abandoned for six months, shall expire, and fees paid shall be forfeited.

<u>Fee Description:</u>	<u>Qty:</u>	<u>Amount(\$):</u>
Utility Inspection	1	\$47.00
		\$47.00

Property Data – 2334 Indian Avenue

Table 7. 2334 Indian Avenue Ownership History

Date	Owner	Source
1966	Construction Year (21-031 Indian)	
1966-1967	Marcelle and Frank Arrateig	<i>Riverside Independent Enterprise</i> , April 4, 1967
1967-1985	Marcelle Arrateig	<i>U.S., Social Security Death Index</i> , 1935-2014
1985-2003	Pierre Arrateig Lynn M. Arrateig	Permit Records <i>The Press-Enterprise</i> , September 16, 2003
2003	Katherin Murphy	Permit Records
2004-2022	James (Jim) L. Mapes Elaine A. (Stevens) Mapes	Permit Records Riverside County Deed
2022	Hip So-Cal Properties LLC Howard Industrial Partners LLC	Riverside County Deed
2022-Present	SMS Financial Perris LLC	Riverside County Deed

F. P. Arrateig dies at 70

CORONA — Frank P. Arrateig, formerly of Corona, died Sunday night at his home, 21031 Indian, Perris. He was 70

Arrateig was born in Escot, France, on July 5, 1896. He came to the United States in 1921 and settled in Corona. In 1937 his family moved to a ranch in the Eastvale area, and then to Perris last year when he retired.

He is survived by his wife, Marcelle S. Arrateig, a son, Pierre of Perris; and two brothers, who live in France.

A rosary will be recited tomorrow night at 7 p.m. in the Thomas Mortuary Chapel. A Requiem Mass will be celebrated Thursday at 9 a.m. at St. Edward's Catholic Church. Monsignor Matthew J. Thompson will officiate.

Burial will be at Crestlawn Memorial Park.

Riverside Independent Enterprise, April 4, 1967.

**MAPES-STEVENSON — James L. Mapes,
23, U.S. Marine Corps. and Elaine
A. Stevens, 18, Garden Grove.**

The San Francisco Examiner, December 26, 1968

Rotary Will Host Governor Smith

Roy R. Smith, Governor of Rotary District 533, will be hosted by the Rotary Club of Perris on the occasion of his official visit. Governor Smith visits each of the 38 clubs in his district at least once.

He will meet with the officers and directors today to discuss the goals of the club for this year, and the following day will speak to the full membership on his theme, "Reach Out and Introduce Rotary to Your Friends," which will include discussion of Youth Activities Week, sponsored by Rotary International.

Rotary International is a worldwide organization of clubs whose members are largely business and professional men. The organization encourages and fosters the ideal of service as a basis of worthy enterprise and, in particular, to young people.

These aims, according to Pierre Arrateig, president of the Perris club, are widely promoted throughout the world by the more than 800,000 Rotarians from clubs in more than 152 countries.

The Perris Progress, September 13, 1978



EGGED ON by his brother Rotarians during one of past summer's highlights, the Rotary Pancake Breakfast, was "Cackle King" Pierre Arrateig, demonstrating the delicate style with which one breaks hen fruit to liven up the taste of the humble pancakes that were served to more than 640 pleased customers. (Progress Photo)

The Perris Progress, August 27, 1980

Historical Resource Analysis Report
Harvest Landing Retail Center & Business Park Project | Perris, CA 92571

Table 8. 2334 Indian Avenue Permit History

Date	Permitted Work	Owner and Contractor
9/18/1997	Re-roof – Special Inspection (Permit No. 97-00634)	Owner: Pierre Arrateig Contractor: Not Listed
08/17/1998	Remove shakes and rebuild roof for tile roof – house and garage (Permit No. 98-00527)	Owner: Pierre Arrateig Contractor: All Weather Roofing / Gary Spates
1/28/2004	Leachline expansion at rear (Permit No. 03-02890)	Owner: Katherin Murphy Contractor: White House Sanitation
11/03/2006	Business License for Home Occupation – Mapes / Campbell Construction, Inc. (License No. 27166)	Owner: Jim Mapes Contractor: N/A
8/31/2023	Demolition of a vertical structure (Permit No. PMT23-02700)	Owner: James L. Mapes Contractor: NK Demolition



BUSINESS LICENSE

CITY OF PERRIS

135 North "D" Street

Perris, CA 92570

(951) 443-1029

No.: 27166

Issued: 11/03/06

Effective: 10/01/06

Expires: 09/30/07

License: \$300.00

L/C: \$-----

Description: Contractor -- Class B

*Home Occupation

Name: Jim Mapes
Business: Mapes / Campbell Construction, Inc.
Location: 2334 Indian Avenue
Perris, CA 92571

Mail To: Mapes / Campbell Construction, Inc.
2334 Indian Avenue
Perris, CA 92571

- PLACE IN A CONSPICUOUS PLACE -

NOT TRANSFERABLE

Business License Division

THE ISSUANCE OF A BUSINESS LICENSE SHALL IN NO WAY BE CONSTRUED TO RELIEVE THE LICENSEE OF COMPLIANCE WITH ORDINANCES OF THE CITY OF PERRIS OR LAWS OF THE STATE OF CALIFORNIA, NOR SHALL SUCH ISSUANCE BE DEEMED A WAIVER OF THE CITY OF PERRIS OF PAST OR FUTURE VIOLATIONS OF SUCH LAWS AND ORDINANCES. THIS LICENSE WAS ISSUED WITHOUT VERIFICATION THAT THE BUSINESS HAS BEEN LICENSED BY THE STATE OF CALIFORNIA.



CITY OF PERRIS

BUSINESS LICENSE APPLICATION

PLEASE COMPLETE AND RETURN TO
City of Perris
BUSINESS LICENSE DIVISION
135 North "D" Street
Perris, CA 92570
(951) 443-1029

(Please type or print)

Business Name MAPEZ / CAMPBELL CONSTRUCTION INC Contact/Business Phone 951-543-3776

Business Address 2334 Indian Ave Perris Ca 92571
Street City State Zip

Mailing Address (if different) _____
Street/P.O. Box City State Zip

Starting Date in Perris _____ Type of Business (check one): _____ Sole Proprietorship
Partnership
☒ Corporation

Business Code (from list on reverse) 82 Building Sq. Ft. _____ Number of Employees _____

Owner's/Corporate Official's Name JIM MAPEZ Home Phone 951-657-2955

Legal Residence Address 2334 Indian Ave Perris Ca 92571
Street City State Zip

Driver's License A0622273 Birth Date 2-17-49

Social Security # 454-84-2945 State Board of Equalization Number _____

Employer Identification Number: Federal 20-2977314 State CA

1) Are firearms sold at your place of business? NO; 2) Are dangerous chemicals/hazardous waste materials used at, generated by, or stored at your place of business? NO (If yes, please provide a list.)

CONTRACTORS ONLY (please check one, below):

- ☒ My State Contractor's Number is 837440, Class B, and is in full force and effect.
☐ I am exempt from the provisions of the Business and Professions Code and have attached proof of exemption herewith.
☐ I am a handyman; no single contract will exceed \$500.00 and it will be disclosed to consumer prior to entering a contract that
☐ I am not licensed by the Contractor's State License Board.

CIRCLE TYPE OF BUSINESS (describe business activity, if needed, under "Other"):

Contractor Home Occupation Manufacturer Professional Rental Retail Used Goods Dealer
Vending Machines Wholesale Other _____

Note: Second-Hand Stores (Used Goods Dealers) are required to obtain a permit from the Police Department to engage in the sale of used goods. Amusement Centers as defined by Ordinance 560 are establishments containing five or more amusement machines. A CONDITIONAL USE PERMIT must be obtained. Please contact the Planning Department for details.
Towing, Taxi, Ambulance, Psychic and Filming Businesses must obtain a special permit from the Finance Department

PLEASE COMPLETE: I declare under penalty of perjury that the above is true and correct this 3RD day of Nov, 2006 in Rowland County.

Title Owner/President Signature J. Mapez

FOR OFFICE USE ONLY: Reviewed: Building _____ Planning _____

Data Entry: Business # _____ Svc Code _____

Issued License Number _____ \$ _____ From: _____ To: _____ Date _____



CITY OF PERRIS

**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
BUILDING AND SAFETY DIVISION**

155 EAST 4TH STREET, SUITE 110, PERRIS, CA 92570-2200
TEL.: (909) 943-5003 FAX: (909) 943-3293

RICH JOHNSTON, BUILDING OFFICIAL/FIRE MARSHAL

November 1, 2002

Riverside County Assessor
POB 12004
Riverside CA 92502-2204

RE: Address Notification

Dear Sirs,

Please attach the address of 2334 Indian Avenue to APN 305-100-008. Please make any necessary changes to your records. If you have any questions please call (909) 943-5003 ext. 230.

Sincerely,

Kim Williford
Permit Technician

S:\Building\FORMS\ASSESSOR ATTACH ADDRESS.doc

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 1/1 Applicant Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the information contained herein is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorized representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____

Date _____

HAZARDOUS MATERIAL DECLARATION

☐ YES WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?

☐ NO WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES.

PRINT NAME _____

☐ YES

☐ NO

WILL THE PROPOSED BUILDING OR MODIFIED FACILITY BE WITHIN 1000 FEET OF THE OUTER BOUNDARY OF A SOHCD?

☐ YES

☐ NO

I HAVE READ THE HAZARDOUS MATERIAL INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE, SECTION 25102, 25103, AND 25104 CONCERNING HAZARDOUS MATERIALS REPORTING.

OWNER OR
AUTHORIZED AGENT X _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations.

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____

Policy Number _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date _____ Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES, AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

The Declarations below are mandated by the State of California under Section 18825 and Section 18826 of the Health and Safety Code.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____

Lic. No. _____

Date 1/1

Contractor Signature _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code. Any city or County which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) licenses pursuant to the Contractor's License Law).

☐ I am exempted Section _____ B & P.C. for this reason _____

Date 1/1 Owner Signature _____



CITY OF PERRIS

PERMIT APPLICATION BUILDING DIVISION

09/16/97
3845

97-00634

PROJECT ADDRESS 2334 INDIAN DATE 9-18-97
ASSESSOR'S PARCEL NUMBER 305-100-008
LEGAL DESCRIPTION _____

WORK DESCRIPTION RE ROOF SPECIAL INSPECTION
OCCUPANCY R-3 CONSTRUCTION TYPE VH ZONE A-1

PROPERTY OWNER

NAME PIERRE ARRATEIG
ADDRESS 2334 INDIAN
PERRIS
TELEPHONE (909) 684-6300 WORK
657-2581 RES

AUTHORIZED APPLICANT

NAME _____
ADDRESS _____
TELEPHONE () _____

TENANT

NAME _____
ADDRESS _____
TELEPHONE () _____

CONTRACTOR

NAME _____
ADDRESS _____
TELEPHONE () _____
CONTRACTOR LIC, TYPE# _____
BUSINESS LICENSE # _____

ARCHITECT/ENGINEER

NAME _____
ADDRESS _____
TELEPHONE () _____
REG# _____

CHECKLIST

1. PLOT PLAN _____
2. ELEVATIONS _____
3. STRUCTURAL
A. FOOTINGS _____
B. FRAME _____
C. ROOF/TRUSS _____

- D. ENG. CALCS _____
- E. FLOOR PLAN _____
4. ENERGY CALCS _____
5. PLUMBING
A. GAS _____
B. WASTE _____

- C. WTR. DEMAND _____
6. MECHANICAL _____
7. ELECTRICAL _____
8. ROOF PLANS _____
9. FIRE SPRINKLER/ALARMS _____
10. LANDSCAPE _____

BLDG HANDOUTS/PCAPPL.BLN

City of Perris

No. 6290

Permit #: 98-00527
MINOR STRUCTURAL PERMIT

101 NORTH "D" STREET, PERRIS, CALIFORNIA 92570-1998 • (909) 943-5003 • FAX (909) 943-3293

Job Address: 2334 INDIAN AV
Location: ENTIRE STRUCTURES HOUSE AND GARAGE- SEE ENG
Parcel No: 305-100-008
*Lot: Blk:

Status: ISSUED
Issued: 08/17/1998
Expires: 02/13/1999

APPLICANT ALL WEATHER ROOFING/GARY SPATES Phone: 654-8000
1280 S BUENA VISTA #B, SAN JACINTO, CA 92583, C-39, B 330476 B/L#1
OWNER ARRATEIG PIERRE
2334 INDIAN AVE, PERRIS, CA 92571

Description:
REMOVE SHAKES AND REBUILD ROOF FOR TILE ROOF

Valuation: .00

*****FEE SUMMARY*****

Total Calculated Fee:	128.45
Additional Fees:	.00
Total Permit Fee:	128.45
Payments:	128.45
Balance Due:	.00

FINALED
9-14-98

BY

This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at anytime after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

HEADQUARTERS

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 8/17/98 Applicant Signature [Signature]

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name NONE

Lender's Address _____

I certify that I have read this application and state that the information contained herein is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorized representatives of this City to enter upon the above-mentioned property for inspection purposes.

[Signature]

Signature of Applicant or Agent

8-17-98

Date

HAZARDOUS MATERIAL DECLARATION

☐ YES
☒ NO
WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?

☐ YES
☒ NO

WILL THE PROPOSED BUILDING OR MODIFIED FACILITY BE WITHIN 1000 FEET OF THE OUTER BOUNDARY OF A SCHOOL?

☐ YES
☒ NO
WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES.

☐ YES
☒ NO

I HAVE READ THE HAZARDOUS MATERIAL INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE, SECTION 25305, 25333, AND 25334 CONCERNING HAZARDOUS MATERIALS REPORTING.

PRINT NAME GARY SPATES

OWNER OR AUTHORIZED AGENT X [Signature]

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier STATE FUND

Policy Number 0462830

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES, AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

The Declarations below are mandated by the State of California under Section 19025 and Section 19025 of the Health and Safety Code.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class B C-37 Lic. No. 330476

Date 8/17/98

Contractor Signature [Signature]

OWNER-BUILDER DECLARATION

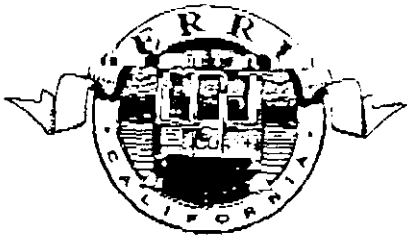
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code, Any city or Country which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) licenses pursuant to the Contractor's License Law.).

☐ I am exempted Section _____ B. & P.C. for this reason _____

Date _____ Other Signature _____



CITY OF PERRIS

PERMIT APPLICATION BUILDING DIVISION

 #5415
128. 45
98-00527

PROJECT ADDRESS 2334 Indian, Perris, CA DATE 8-13-98
 ASSESSOR'S PARCEL NUMBER 305-100-008
 LEGAL DESCRIPTION _____

WORK DESCRIPTION Reroof residence
 OCCUPANCY R-3 CONSTRUCTION TYPE Roofing ZONE A-1

PROPERTY OWNER

NAME Pierre Arrateig
 ADDRESS 2334 Indian
Perris, CA
 TELEPHONE (909) 657-2581

AUTHORIZED APPLICANT

NAME Gary Spates
 ADDRESS 1280 S. Buena Vista #B
San Jacinto, CA 92583
 TELEPHONE () _____

TENANT

NAME Owner
 ADDRESS _____
 TELEPHONE () _____

CONTRACTOR

NAME All Weather Roofing - Gary Spates
 ADDRESS 1280 S. Buena Vista #B
San Jacinto, CA
 TELEPHONE (909) 654-8000

CONTRACTOR LIC. TYPE# 330476 B C39
 BUSINESS LICENSE # _____

ARCHITECT/ENGINEER

NAME Manning Engineering
 ADDRESS 41892 Enterprise Circle S, STE E
Temecula, CA
 TELEPHONE (909) 676-1844
 REG# _____

CHECKLIST

1. PLOT PLAN _____	D. ENG. CALCS _____	C. WTR. DEMAND _____
2. ELEVATIONS _____	E. FLOOR PLAN _____	6. MECHANICAL _____
3. STRUCTURAL _____	4. ENERGY CALCS _____	7. ELECTRICAL _____
A. FOOTINGS _____	5. PLUMBING _____	8. ROOF PLANS _____
B. FRAME _____		PERMITS _____
C. ROOFING _____		

Post-It™ brand fax transmittal memo 7671		# of pages <u>1</u>
To <u>PAW</u>	From <u>CARL</u>	
Co. <u>AWR</u>	Co. <u>CITY OF PERRIS</u>	
Dept. _____	Phone # _____	
Fax # <u>654-4563</u>	Fax # _____	

BUDGET HANDOUTS/CAFFL.BLN

City of Perris

No. 10102
PLUMBING PERMIT
PERMIT NO:03-02890

135 NORTH "D" STREET, PERRIS, CALIFORNIA 92570-1998 • (909) 443-1029 • FAX (909) 943-3293

Job Address: 2334 INDIAN AV PERR
Parcel No: 305100008

Issued: 01/28/2004
Expires: 07/26/2004

Owner: MURPHY KATHERIN 943-1550
POB 891012
TEMECULA CA 92589-1012

Contractor:

FINALED

BY 2-25-04

Description: LEACHLINE EXPANSION @ REAR
FEE SUMMARY

Issuance Fee		\$23.50
Supplemental Permit		\$0.00
Plan Review		\$0.00
Fixture/Trap	0	\$0.00
Bldg/Trailer Sewer	0	\$0.00
Water Heater/Vent	0	\$0.00
Gas Piping (outlets)	0	\$0.00
Water Piping	0	\$0.00
Drainage/Vent Piping	0	\$0.00
Lawn Sprinkler System	0	\$0.00
Rainwater Sys. (drains)	0	\$0.00
Vacuum Breakers	0	\$0.00
Sewage Disposal	1	\$74.50
Cesspool	0	\$0.00
Ind. Waste Pretreat	0	\$0.00
Backflow-up to 2"	0	\$0.00
Backflow-over 2"	0	\$0.00
Investigation Fee		\$0.00
Total Inspection Fee		\$0.00
Other Plumbing Fees		\$0.00
Total Plumbing Fees		\$106.45
Amount Due		\$106.45
Total Payments		\$106.45
BALANCE DUE		\$0.00

This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at anytime after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

HEADQUARTERS

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California

Date 2/17/04 Applicant Signature Maria E. Ortiz

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions as this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the information contained herein is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorized representatives of this City to enter upon the above-mentioned property for inspection purposes.

☐ YES ☐ NO WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?

☐ YES ☐ NO WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES.

Signature of Applicant or Agent

Date

☐ YES ☐ NO WILL THE PROPOSED BUILDING OR MODIFIED FACILITY BE WITHIN 1000 FEET OF THE OUTER BOUNDARY OF A SCHOOL

☐ YES ☐ NO I HAVE READ THE HAZARDOUS MATERIAL INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE, SECTION 25505, 25533, AND 25534 CONCERNING HAZARDOUS MATERIALS REPORTING

PRINT NAME MARIA E. ORTIZ

OWNER OR
AUTHORIZED AGENT X Maria E. Ortiz

WORKERS' COMPENSATION DECLARATION

☐ I hereby affirm under penalty of perjury one of the following declarations:
☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
☐ I have will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier STATE FUND

Policy Number 1344906

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 2-17-04 Applicant: MARIA E. ORTIZ

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES, AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGE AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

The Declarations below are mandated by the State of California under Section 19825 and Section 19826 of the Health and Safety Code.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C-42 Lic. No. 631959 Date 11/30/05

Contractor Signature Maria E. Ortiz

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code. Any city or Country which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) license pursuant to the Contractors License Law).

☐ I am exempted Section _____ B. & P.C. for this reason _____

Date 1/1/04 Owner Signature _____



CITY OF PERRIS

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

BUILDING AND SAFETY DIVISION

135 N. D' STREET, PERRIS, CA 92570-2200

TEL.: (909) 443-1029 FAX: (909) 943-3293

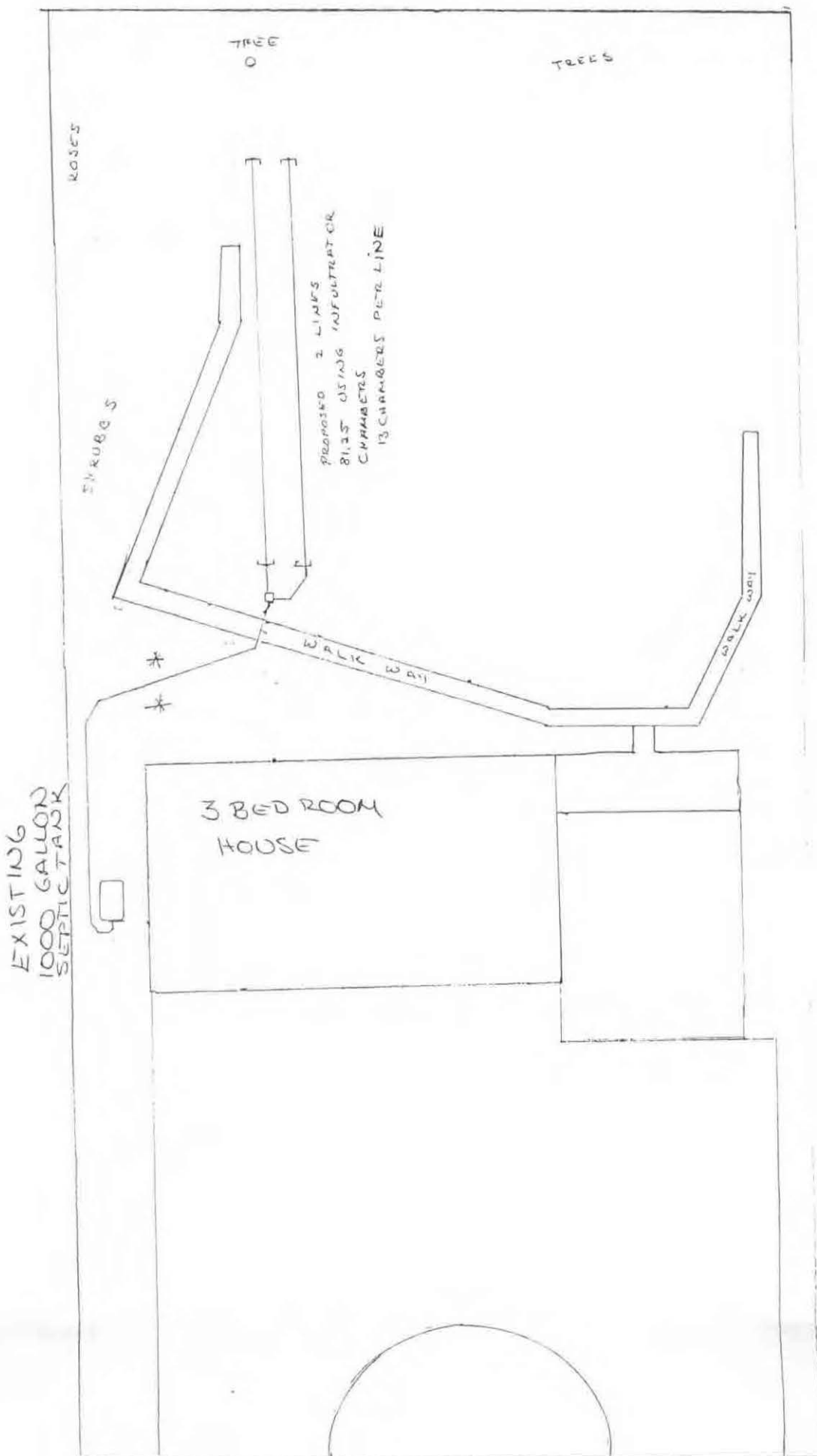
BUILDING PERMIT APPLICATION

PROJECT INFORMATION		PERMIT NO: 04-2890	
Site Address: 2334 INDIAN AVE			
Property Owner: KATHERIN MURPHY			
Address: 2334 INDIAN AVE			
City: PERRIS		State: CA	Zip: 92570
Phone: (909) 943 1550			
Job Description: INSTALL EXPANSION LEACH LINES ON THE BACK OF PROPERTY			
Applicant: MARIA E. ORTIZ - WHITE HOUSE SANITATION			
Address: P.O. BOX 891012			
City: TEMECULA		State: CA	Zip: 92589-1012
Phone: (909) 943 1550			
Contractor: WHITE HOUSE SANITATION			
Address: P.O. BOX 891012			
City: TEMECULA		State: CA	Zip: 92589-1012
Phone: (909) 943 1550			
Business License: 23048		Contractor's License: 631959	
Planning Approval of Occupancy Certificate			

1 Plumb - Per.

1 PVT. Sewersystem

SCALE 1" = 30'



INDIAN AVENUE
OWNER: KATHERIN MURPHY
2334 INDIAN AVE
PERRIS, CA. 92570

CITY OF PERRIS
BUILDING & SAFETY
APPROVED

A.P.N. 305-100-008



City of Perris
Development Services Department
135 N D Street
Perris, CA 92570
(951) 943-5003

Permit No: [PMT23-02700](#)
Type: **Residential Alteration**
Date Issued: **8/31/2023**

PERMIT

Site Address: 2334 INDIAN AVE, PERRIS, CA 92571

Parcel Number: 305100008

Construction Cost: \$7,500.00

Description of Work: Demolition of a vertical structure

Owner:

JAMES L MAPES
, 0

Contractor:

NK Demolition
1375 W Rialto Ave
San Bernardino, CA 92410

Applicant:

Samantha Carreon
NK Demolition
1375 W Rialto Ave
San Bernardino, CA 92410

Phone: 9096017160

License Number: 1038782

Phone:

All Inspectors must be requested before 3:00 p.m. the day prior in order to have an inspection the following business day. All inspections requested after 3:00 p.m. Friday - Sunday will be conducted on Tuesday of the following week.

ADDITIONAL REQUIREMENTS:

1. CRR is the only licensed hauler within the City of Perris.
2. A separate encroachment permit is required for all work within the Public Right of Way.

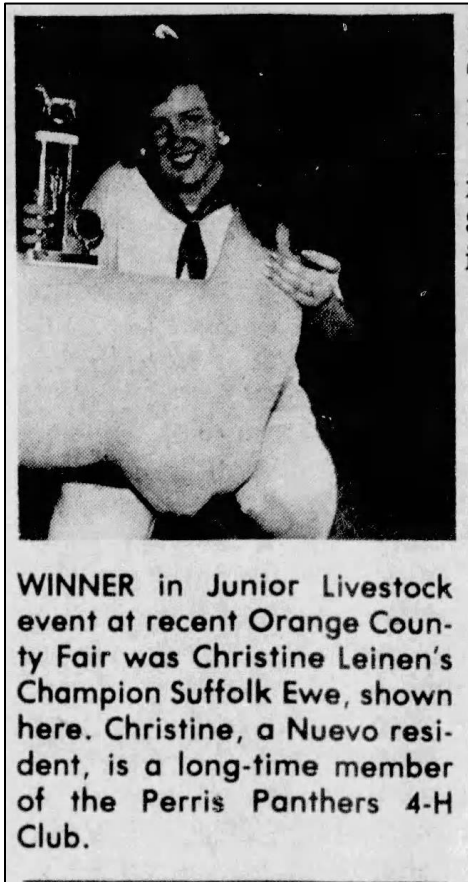
The Issuance of this permit shall not prevent the building official from thereafter requiring the correction of errors in the plans and specifications or from preventing building operations being carried on thereunder when in violation of the Building Code or of any other ordinance of City of Perris. Except as otherwise stated, a permit for construction under which no work is commenced within six months after issuance, or where the work commenced is suspended or abandoned for six months, shall expire, and fees paid shall be forfeited.

<u>Fee Description:</u>	<u>Qty:</u>	<u>Amount(\$):</u>
Plan Check - Hourly	2	\$250.00
		\$250.00

Property Data – 2304 Indian Avenue

Table 9. 2304 Indian Avenue Ownership History

Date	Owner	Source
1969	Construction Year (21-101 Indian)	
1969-1990	Grayson D. and Leona (Curtis) Reed	Deed of Reconveyance U.S. Directories (Ancestry.com) U.S. Public Records (Ancestry.com) <i>The Perris Progress</i> , March 21, 1990
1990-2004	Leona Susan (Curtis) Reed	U.S. Public Records (Ancestry.com) Permit Records
2004	Leona Susan Reed Kathleen E Leinen	Riverside County Deed
2004-2022	Christine Marie Leinen	U.S. Public Records (Ancestry.com) Riverside County Deed
2022-2023	Hip So-Cal Properties Howard Industrial Partners LLC	Riverside County Deed
2023-Present	SMS Financial Strategic Investments	Riverside County Deed



The Perris Progress, August 3, 1988

Obituary

PERRIS - Funeral for Grayson Don "Red" Reed, age 62 years will be held on Sat., Mar. 24 at 10 a.m. at St. James Catholic Church. He was born Oct. 24, 1927 in Atoka, Okla. and Died Mar., 16, 1990 in Riverside. He was a Perris Valley resident for 35 years and worked as a truck driver for 28 years with Citizen's Transportation. He was a Gold Card Member of Professional Rodeo Assn. and was also instrumental in establishing the Equestrian Center at Lake Perris, Ca. He is survived by his wife: Leona "Susie" Reed of Perris; Son: Don Reed of Corona; Daughter: Kathy Leinen of Nuevo; a brother Walter

Phillip of Lancaster and grandchildren, Jason Reed, Chris Leinen and Ray Leinen.

Evans-Brown Mortuary of Sun City is in charge of arrangements. Interment will be at Perris Valley Cemetery.

Subscribe Now!
Perris' Only
HOMETOWN
Newspaper for
90 Years!
657-2181

The Perris Progress, March 21, 1990

Violet Powell—657-3856
Nuvew School Board will hold its first meeting of the year of 1969 on Thursday, January 9th, at the Nuvew School at 7:30 p.m. This meeting is open to the public and anyone wishing to attend is welcome to do so.
— : —
Mrs. Leona Susie Curtis of Lakeview had a busy but pleasant holiday. She spent Christmas Eve with her daughter and husband and grandchild, Mr. and Mrs. Jack Leinen of Nuevo. They had a very nice evening and exchanged Christmas gifts.
Mrs. Curtis spent the greater part of Christmas day at the airport and was lucky to get a flight out about 1 a.m. the next morning for Saint Paul, Minnesota. The wait was worth it. Susie had a very wonderful visit with her mother, Mrs. Beatha Thammes and found her mother's health had improved a great deal. A couple of months ago Susie made a hurried trip to St. Paul as her mother had had a heart attack and was on the critical list for sometime.
Susie was overjoyed and thought her mother's friends would like to know, if Beatha's health continues to improve, she plans to fly out to California the end of January. She will stay with her daughters in Lakeview for several months and hopes to visit her many friends of the valley.
Mrs. Curtis said the weather was warm and they had a white Christmas in St. Paul with 22 inches of snow. She returned to her home in Lakeview on December 31st, in time to spend New Year's Day at home and was happy to be back.
— : —
Mr. and Mrs. W. Mertz and son had a very nice Christmas at home with her daughter and husband, Mr. and Mrs. Mike Monpalbano spending the day with them.
The Mertzes and friends from Riverside spent the New Year's holiday in Death Valley. They had fun driving in their sand buggies over the dunes and they also did quite a bit of exploring. The days spent in the valley were beautiful and warm but the nights were very cold.
— : —
Mr. and Mrs. William Wheat of Nuevo are having a very pleasant visit with friends, Mr. and Mrs. P. Smith of Wewoke, Oklahoma. The Smiths are enjoying the beautiful sum-

The Perris Progress, January 8, 1969.

Table 10. 2304 Indian Avenue Permit History

Date	Permitted Work	Owner and Contractor
09/21/1998	Remove wood shakes / reconstruct roof & install tile (Permit No. 98-00658)	Owner: Leona Susan Curtis Contractor: All Weather Roofing
01/31/2005	Electric upgrade to 200 AMP (Permit No. 05-00254)	Owner: Chris Leinen Contractor: Dolittle & Sitmore Electric

City of Perris

No. 6415

Permit #: 98-00658
MINOR STRUCTURAL PERMIT

101 NORTH "D" STREET, PERRIS, CALIFORNIA 92570-1998 • (909) 943-5003 • FAX (909) 943-3293

Job Address: 2304 INDIAN AV
Location: ENTIRE ROOF AREA
Parcel No: 305-100-009
*Lot: Blk:

Status: ISSUED
Issued: 09/21/1998
Expires: 03/20/1999

APPLICANT GARY SPATES Phone: 654-8000
1280 BUENA VISTA #B, SAN JANCINTO, CA
OWNER CURTIS LEONA SUSAN
2304 INDIAN AVE, PERRIS, CA 92571
CONTRACTOR ALL WEATHER ROOFING Phone: 654-8000
1280 BUENA VISTA #B, SAN JANCINTO, CA, B-C-39 B/L#15896 9/98

Description:
REMOVE WOOD SHAKES/RECONSTRUCT ROOF & INST TILE

Valuation: .00

*****FEE SUMMARY*****

Total Calculated Fee:	128.45
Additional Fees:	.00
Total Permit Fee:	128.45
Payments:	128.45
Balance Due:	.00

FINALED
10-20-98

BY

This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at anytime after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

HEADQUARTERS

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date 9/21/98 Applicant Signature [Signature]

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the information contained herein is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorized representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____

Date _____

HAZARDOUS MATERIAL DECLARATION

☐ YES
☒ NO
WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?

☐ YES
☒ NO

WILL THE PROPOSED BUILDING OR MODIFIED FACILITY BE WITHIN 1000 FEET OF THE OUTER BOUNDARY OF A SCHOOL?

☐ YES
☒ NO
WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES.

☐ YES
☒ NO

I HAVE READ THE HAZARDOUS MATERIAL INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST (UNDERSTAND MY REQUIREMENTS UNDER THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE, SECTION 25505, 25539, AND 25534 CONCERNING HAZARDOUS MATERIALS REPORTING).

PRINT NAME GARY SPATES

OWNER OR AUTHORIZED AGENT'S [Signature]

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier STATE FUND

Policy Number _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES, AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

The Declarations below are mandated by the State of California under Section 19825 and Section 19826 of the Health and Safety Code.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class B-C-39 Lic. No. 330476

Date 9/21/98

Contractor Signature [Signature]

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code. Any city or County which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) licenses pursuant to the Contractor's License Law.

☐ I am exempted Section _____ B & P.C. for this reason _____

Date 9/21/98 Owner Signature _____



CITY OF PERRIS

PERMIT APPLICATION BUILDING DIVISION

#5487
128,45
98-00658

PROJECT ADDRESS 2304 Indian AVE DATE 9-21-98
ASSESSOR'S PARCEL NUMBER 305-100-009
LEGAL DESCRIPTION _____

WORK DESCRIPTION REMOVE Wood shakes/RECONSTRUCT ROOF & TILE
OCCUPANCY R-3 CONSTRUCTION TYPE VX ZONE A-1

PROPERTY OWNER

NAME LEINEN
ADDRESS 2304 INDIAN

TELEPHONE () _____

AUTHORIZED APPLICANT

NAME GARY SPATES
ADDRESS 1280 BUENA VISTA #B

SAN JACINTO, CA.
TELEPHONE (909) 654-8000

TENANT

NAME _____
ADDRESS _____

TELEPHONE () _____

CONTRACTOR

NAME ALL WEATHER ROOFING
ADDRESS 1280 BUENA VISTA #B

SAN JACINTO, CA.
TELEPHONE 909 654-8000

CONTRACTOR LIC. TYPE# B-C-39

BUSINESS LICENSE # 15896

ARCHITECT/ENGINEER

NAME MANNING ENG.
ADDRESS 41892 ENTERPRISE CIR.

TELEPHONE 909 676-1844

REG# C.O 38456

CHECKLIST

1. PLOT PLAN _____
2. ELEVATIONS _____
3. STRUCTURAL _____
 - A. FOOTINGS _____
 - B. FRAME _____
 - C. ROOF/TRUSS _____

- D. ENG. CALCS _____
- E. FLOOR PLAN _____
4. ENERGY CALCS _____
5. PLUMBING _____
 - A. GAS _____
 - B. WASTE _____

- C. WTR. DEMAND _____
6. MECHANICAL _____
7. ELECTRICAL _____
8. ROOF PLANS _____
9. FIRE SPRINKLER/ALARMS _____
10. LANDSCAPE _____

BLDG HANDOUTS/NCAPPL.BLN

NEED ADDRESS PACKET

City of Perris

No. 14336

ELECTRICAL PERMIT
PERMIT NO: 05-00254

135 NORTH "D" STREET, PERRIS, CALIFORNIA 92570-1998 • (909) 443-1029 • FAX (909) 943-3293

Address: 2304 INDIAN AV PERR
Parcel No: 305100009

Issued: 01/31/2005
Expires: 07/30/2005

Owner: LEINEN CHRIS 609-9300
2304 INDIAN AVE
PERRIS, CA 92571

Contractor: DOLITTLE & SITMORE ELECTRIC 609-9300
POB 1126
WILDOMAR CA 92595

Description: ELECTRIC UPGRADE TO 200 AMP

FEE SUMMARY

Inspection Fee		\$23.50
Supplemental Permit		\$0.00
Plan Review		\$0.00
Service to 600 vltz/200 amps	1	\$80.50
to 600vltz/1000 amps	0	\$0.00
over 600 vltz/1000 amps	0	\$0.00
Temporary Power Pole	0	\$0.00
Temporary Distribution System	0	\$0.00
Receptacle/Switch/Ltg Outlets	0	\$0.00
Lighting Fixtures	0	\$0.00
Pole/Platform Lighting Fixture	0	\$0.00
Theatrical Lighting Fixture	0	\$0.00
Residential Appliances to 1 HP	0	\$0.00
Non-Res Appliances to 1 HP	0	\$0.00
Misc. Apparatus/Conduit/Conduc	1	\$18.20
Power Apparatus		
to 1 HP/KW/KVA	0	\$0.00
to 10 HP/KW/KVA	0	\$0.00
to 50 HP/KW/KVA	0	\$0.00
to 100 HP/KW/KVA	0	\$0.00
> 100 HP/KW/KVA	0	\$0.00
Carnival/Circus-Elec Ride/Gen	0	\$0.00
Mech Ride/Walk-Thru Attraction/Dia	0	\$0.00
System Of Area/Booth Lighting	0	\$0.00
Other Electrical Fees		\$0.00
Total Electrical Fees		\$72.20
Total Inspection Fee		\$0.00
Investigation Fee		\$0.00
Other Plan Check Fees		\$0.00
Data Processing Fee		\$8.45

AMOUNT DUE: \$80.65

AMOUNT PAID: \$80.65

This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at anytime after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

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Date 1/31/05 Applicant Signature [Signature]

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions as this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Clv.C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the information contained herein is correct. I agree to comply with all City ordinances and State laws relating to building construction, and hereby authorized representatives of this City to enter upon the above-mentioned property for inspection purposes.

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Date

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PRINT NAME _____

OWNER OR
AUTHORIZED AGENT X _____

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Carrier

Policy Number

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Date: 1/31/05 Applicant: [Signature]

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License Class

Lic. No.

Date 1/31/05

Contractor Signature [Signature]

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code. Any city or Country which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code. The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

☐ I, as owner of the property, an exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) license pursuant to the Contractors License Law).

☐ I am exempted Section _____ B.& P.C. for this reason _____

Date 1/31/05 Owner Signature _____



CITY OF PERRIS

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

BUILDING AND SAFETY DIVISION

135 N. 'D' STREET, PERRIS, CA 92570-2200

TEL.: (951) 443-1029 FAX: (951) 943-3293

BUILDING PERMIT APPLICATION

APPLICATION DATE			
PROJECT INFORMATION		PERMIT NO: 05-00254	
Site Address: 2304 INDIAN ST			
Property Owner: CHRIS LEINEN			
Address: 2304 INDIAN ST			
City: PERRIS		State: CA	Zip: 92570
Phone: (951) 943-4651			
Job Description: SERVICE UPGRADE to 200 AMP			
Applicant:			
Address:			
City:		State:	Zip:
Phone:			
Contractor: DOLITTLE & SIMMONS ELECTRIC CO. INC.			
Address: P.O. Box 1126			
City: WILDOMAN		State: CA	Zip: 92595
Phone: 609-9300			
Business License:		Contractor's License: C-10/468686	
Planning Approval of Occupancy Certificate			

APPENDIX C

HISTORIC AND CURRENT VIEWS

Historic Photographs



1938 Historic Aerial
Source: UCSB Frame Finder

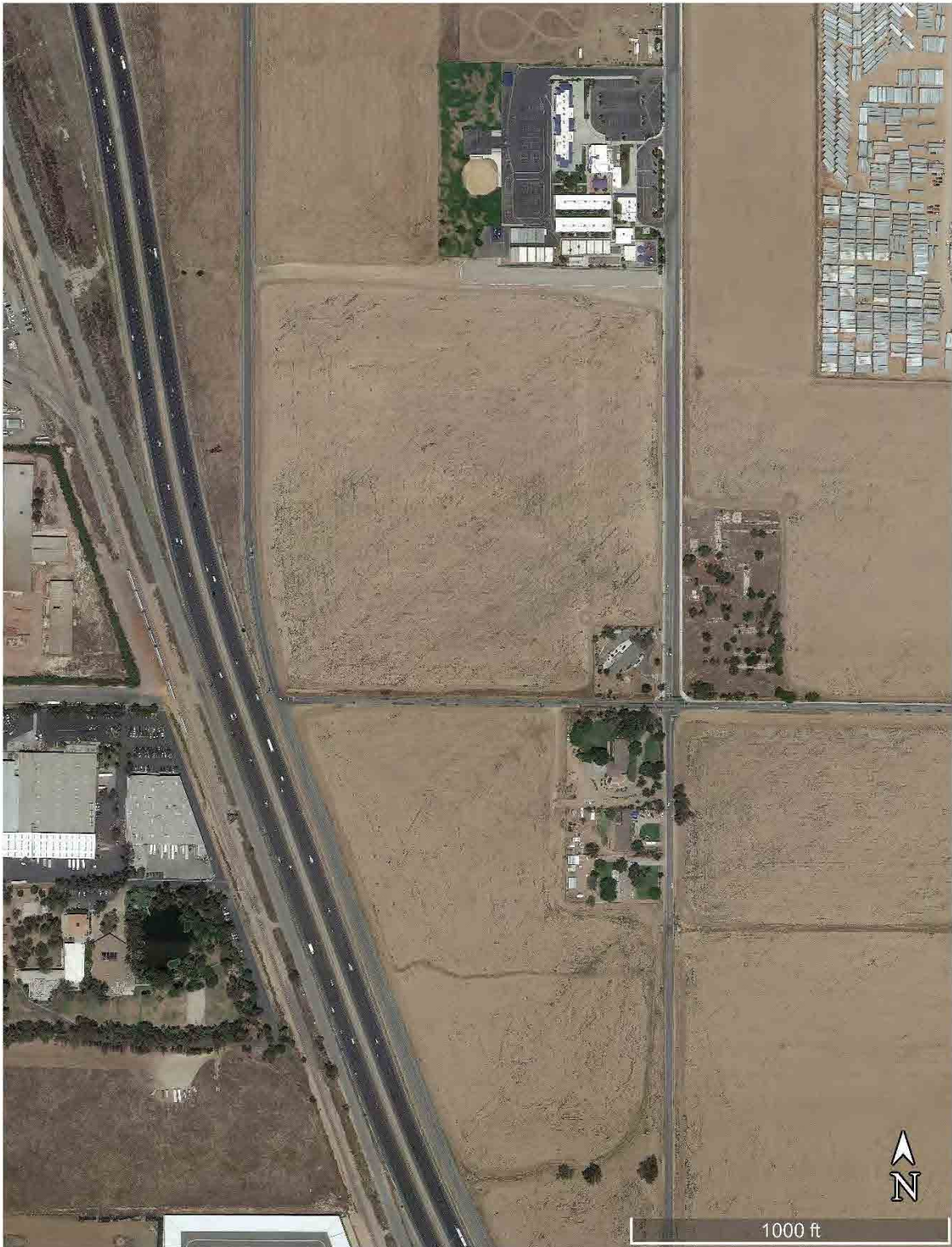


1967 Historic Aerial
Source: HistoricAerials.com



2002 Historic Aerial
Source: Google Earth Imagery

Historical Resource Analysis Report
Harvest Landing Retail Center & Business Park Project | Perris, CA 92571



2012 Historic Aerial
Source: Google Earth Imagery

Current Views – 2656 Indian Avenue



Photo 1. View west of the central parking lot and entrance of the Val Verde Elementary School.

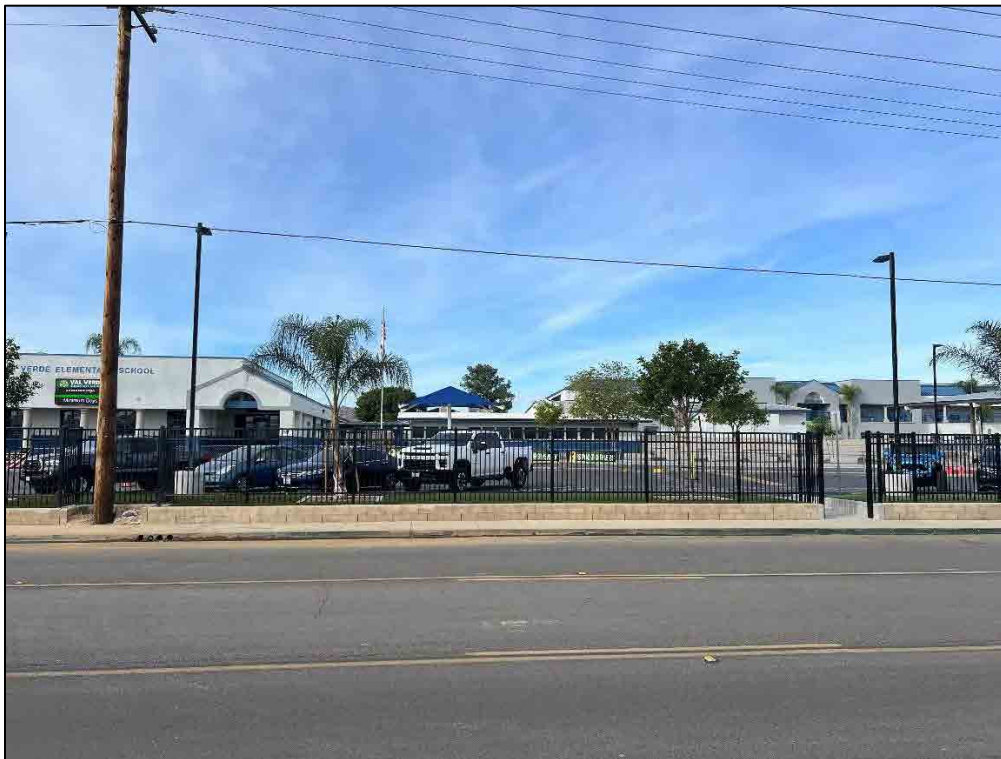


Photo 2. View west of the parking lot. In the background center, one of the original buildings. The buildings seen to the left and right were built in the contemporary-era.



Photo 3. View west of the school campus, focused on one of the original buildings. The building features a flat roof and ribbon windows.

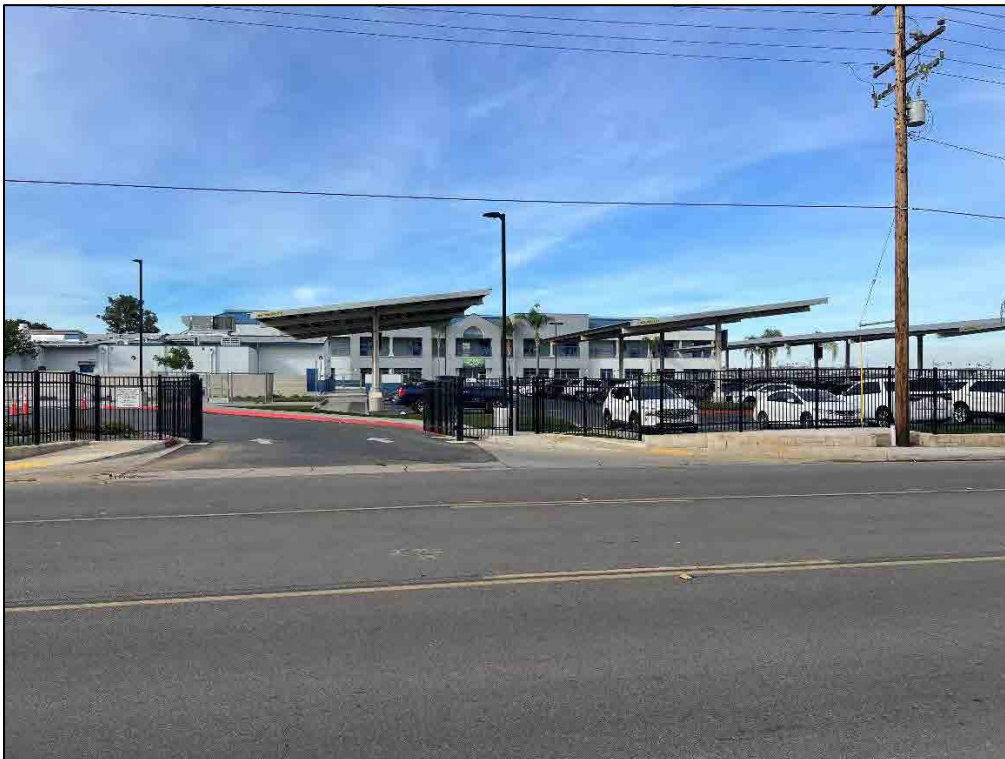


Photo 4. View west of the parking lot and two-story, contemporary building in the background.



Photo 5. View west of the two-story, contemporary building.



Photo 6. View northwest of the school campus.



Photo 7. View northwest of the school campus.

Current Views – 2411 Indian Avenue



Photo 8. View northwest of the front elevation of the residence.



Photo 9. View of the front entrance of the residence.



Photo 10. View southwest of the front elevation.



Photo 11. View west of the residence from Indian Avenue.



Photo 12. View of the outbuilding.



Photo 13. View of the window at the southwest side elevation of the residence.

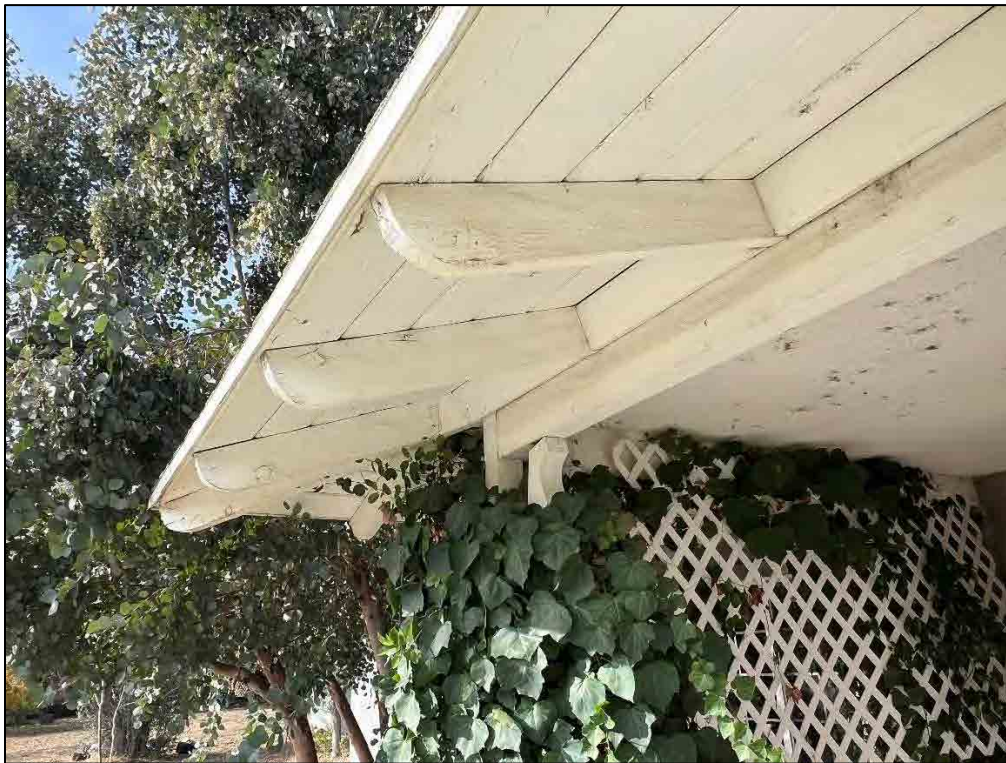


Photo 14. Detail view of the roof underside at the front entrance of the residence.



Photo 15. View of windows at the southeast elevation.



Photo 16. View of windows at the southeast elevation.



Photo 17. View southeast of the rear elevation. The rear elevation has a large attached carport.

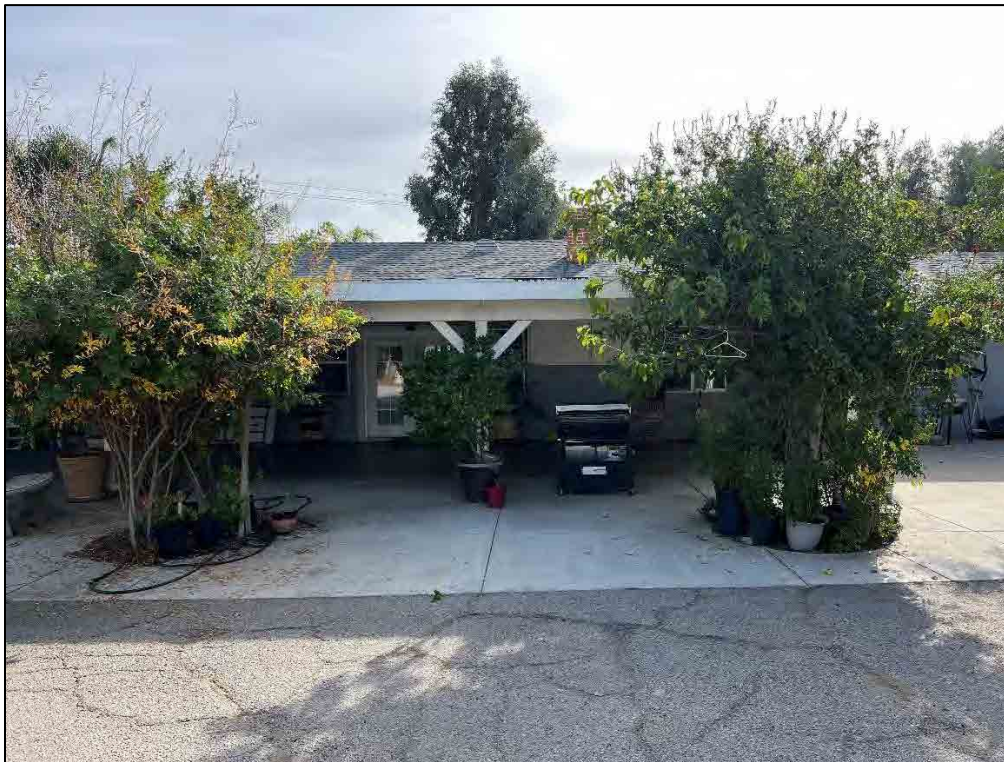


Photo 18. View southeast of the rear elevation.



Photo 19. View east of the rear (northwest) and side (southwest) elevations.



Photo 20. View from within the rear carport.



Photo 21. View of the rear elevation.



Photo 22. View of the southwest elevation of the residence.

Current Views – 2364 Indian Avenue



Photo 23. View west of the non-extant residence.



Photo 24. View northwest of the non-extant residence.



Photo 25. View south of the non-extant residence.



Photo 26. View west of the non-extant residence.

Current Views – 2334 Indian Avenue



Photo 27. View of the front (east) elevation.



Photo 28. View of the front (east) elevation from Indian Avenue.



Photo 29. View of the garage at the front elevation.



Photo 30. Detail view of windows at the front elevation.



Photo 31. View of the front elevation.



Photo 32. Detail view of windows at the front elevation.



Photo 33. View of the north elevation.



Photo 34. View of the north elevation. The photo shows where the vertical board siding ends.



Photo 35. View of the south elevation.



Photo 36. Detail view of windows at the south elevation.



Photo 37. View of the west (rear) elevation.

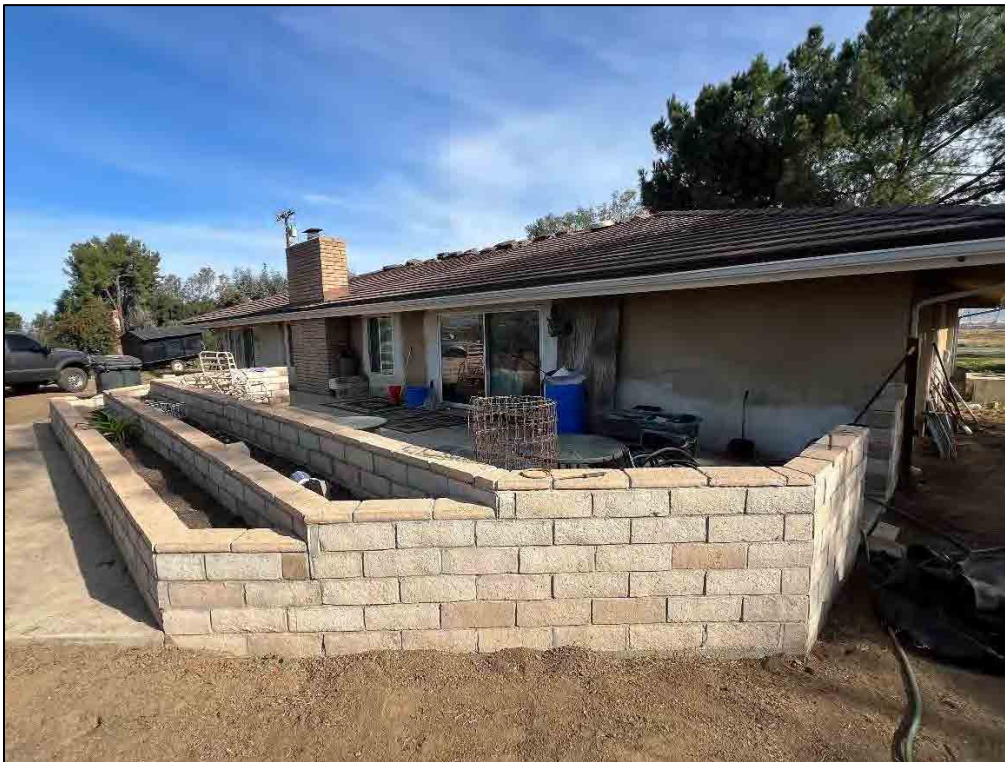


Photo 38. View of the west (rear) elevation and patio.



Photo 39. Detail view of the exterior chimney at the rear elevation.



Photo 40. View of the rear elevation.



Photo 41. Detail view of doors at the rear elevation.



Photo 42. View of the rear elevation.

Current Views – 2304 Indian Avenue



Photo 43. View west of the front elevation of the property.



Photo 44. View of the front elevation of the residence, showing the vertical board siding.



Photo 45. Detail view of the roof line at the front elevation.



Photo 46. Detail view of windows at the front elevation.



Photo 47. View of the porch at the front elevation.



Photo 48. Detail view of the front door.



Photo 49. View of patio area at the front elevation.



Photo 50. View of the residence from Indian Avenue.



Photo 51. View of north elevation. The garage elevation is at this elevation.



Photo 52. View of the south elevation.

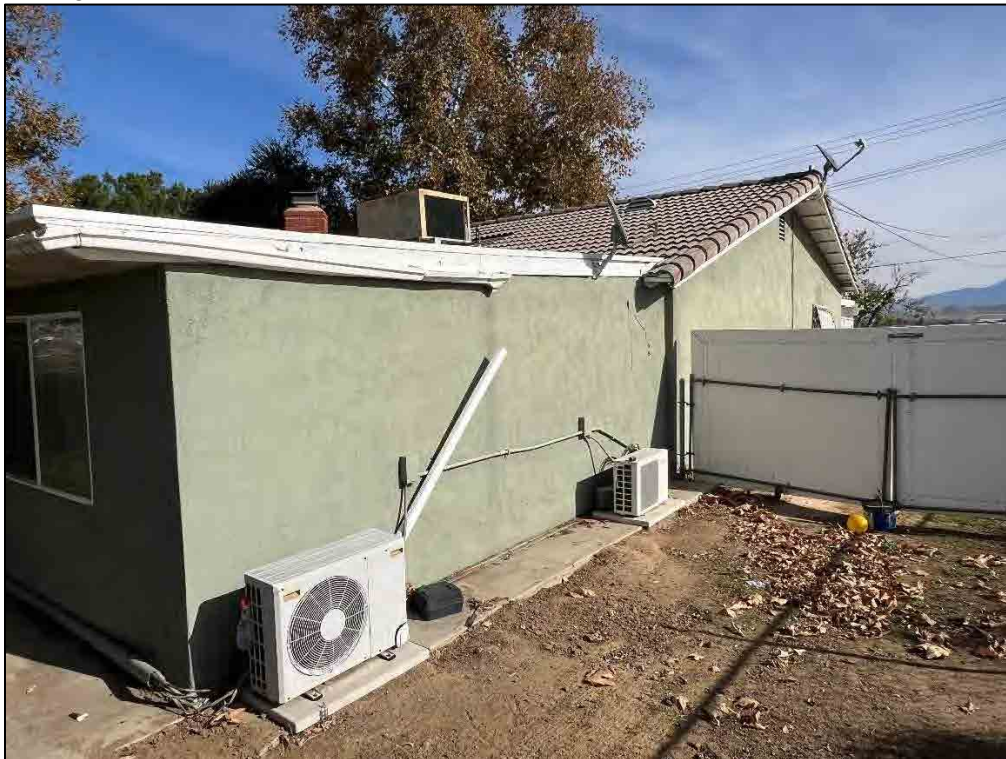


Photo 53. View of the south elevation.



Photo 54. View of the rear (west) elevation.



Photo 55. View of the rear elevation.



Photo 56. View of the windows at the rear elevation.



Photo 57. View of the rear wing.



Photo 58. View of the rear elevation.



Photo 59. View of the ancillary buildings.



Photo 6o. View of the ancillary buildings.

APPENDIX D

DPR FORMS

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

Primary #

HRI #

Trinomial:

CRHR Status Code: 6Z

Other Listings:

Review Code _____ Reviewer _____ Date _____

Resource Name or #: **Val Verde Elementary School**

Page 1 of 11

P1. Other Identifier: 2656 Indian Avenue

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Perris **Date** 2021 **T** 5S; **R** 9W; **of** ☐ **of Sec** Unsectioned; **S.B.** B.M.

c. Address 2656 Indian Avenue **City** Perris **Zip** 92571

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 478191.41 mE/ 3742235.50 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The subject property is sited west of Indian Avenue, identified as Riverside County Assessor's Parcel Numbers 305-060-038, the property is located towards the east end of the City of Perris, California.

***P3a. Description:** The evaluated property is located on a parcel identified as 305-060-038 and consists of the Val Verde Elementary School property, an open-air elementary school campus encompassing approximately 10.6 acres. Construction of the school began circa 1959, with its opening in 1960. The property consists of ten buildings, sited on a rectangular parcel, located west of Indian Avenue. The surrounding area is comprised of rural farmland and industrial-use properties. **See Continuation Sheet for additional description.**



***P3b. Resource Attributes:** (List attributes and codes) (HP15)
Educational Bldg.

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

P5b. Description of Photo: View of
1720 E. Garry Ave north elevation.

***P6. Date Constructed/Age and Source:**

☒-Historic: 1960; The Perris
Progress, May 19, 1960, pg. 2

***P7. Owner and Address:**
Val Verde School District
975 W Morgan Street
Perris, CA 92571

***P8. Recorded by:**
Alexandrea Baker, MCP
Urbana Preservation & Planning, LLC
www.urbanapreservation.com

***P9. Date Recorded:** March 2024

***P10. Survey Type:** Historical Resource Analysis Report

***P11. Report Citation:** (Cite survey report and other sources or enter "none.") Urbana Preservation & Planning, LLC.
Historical Resource Analysis Report, Harvest Landing Specific Plan Amendment, Perris, CA, March 2024.

***Attachments:** ☐ NONE ☒ Location 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

Primary # _____

HRI# _____

CRHR Status Code: 6Z

Resource Name or #: **Val Verde Elementary School**

Page 2 of 11

B1. Historic Name: Val Verde Elementary School; 20-751 Indian

B2. Common Name: 2656 Indian Avenue

B3. Original Use: Educational Building B4. Present Use: Educational Building

*B5. Architectural Style: Tilt-up Concrete Construction; Mid Century Modern School

*B6. Construction History: Construction history is based on property building permits and historic and current aerial photography. The subject property was initially improved with the construction of six building, constructed in the mid-century modern school style. Construction began circa 1959, based on historic aerial images, and the school opened in 1960. A large addition was added to the central building ca. 1985. Four buildings were constructed between 1985 and 1997. In 2002, historic aerials show the development of additional designated parking areas at the north half of the parcel. In 2003, the structure at the northwest border was removed. Between 2002 and 2005, a tilt-up concrete building was constructed. This one-story building is located at the center of the property and is now the main entrance of the school. The two-story tilt-up concrete building was erected between 2002 and 2005. The building has a north-south orientation with an entrance at the east elevation. An asphalt play space was installed at the west side of the property. In 2018, solar panels were installed over the northeast parking lot.ⁱ In 2020, a permit was issued to modernize the campus for improved fire prevention (Permit No. PMT20-00443), and in 2023, a permit was issued for fire access improvements. The 2023 permit included the installation of two relocatable classrooms and one relocatable restroom (PMT23-01781).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: No related features.

B9a. Architect: Not Identified b. Builder: Not Identified.

*B10. Significance: Theme N/A Area N/A Period of Significance N/A Property Type Educational
Applicable Criteria CRHR Ineligible

Constructed circa 1959, the 2656 Indian Avenue property does not qualify for designation under the CRHR. The property and buildings do not exhibit features that would distinguish them architecturally or artistically, nor are they the work of a notable architect, builder, or designer under CRHR 3. No specific information was identified to indicate that the property exemplifies or represents a special element of Perris's history or is connected with a use that was once common but is now rare under CRHR 1 and 2. Lastly, further research and analysis of the subject property is unlikely to yield information important to an archaeological site under CRHR 4. **See Continuation Sheet for additional information.**

B11. Additional Resource Attributes: N/A

*B12. References: See Continuation Sheet for References

B13. Remarks: None

*B14. Evaluator: Alexandrea Baker, MCP
Urbana Preservation & Planning, LLC

*Date of Evaluation: March 2024

ⁱ Historic Aerials, 1938-2002; Google Earth Aerial Imagery, 2002-2018.

(This space reserved for official comments)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary# _____
HRI# _____
Trinomial# _____

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*NRHP Status Code: **6Z**

*Resource Name or # (Assigned by recorder) **Val Verde Elementary School**

*Map Name: Perris USGS Quadrangle Maps *Date: 2021 *Scale: 1:24,000



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary# _____
HRI# _____
Trinomial# _____

Page 4 of 11

*NRHP Status Code: **6Z**

*Resource Name or # (Assigned by recorder) **Val Verde Elementary School**

*Map Name: Perris USGS Quadrangle Maps *Date: 2021 *Scale: 1:24,000

Site Plan



Building A: c. 1959/1960, west addition c. 1985

Building B: c. 1959/1960

Building C: c. 1959/1960

DPR 523J (9/2013)

Building D: c. 1959/1960

Building E: c. 1985-1997

Building F: c. 1985-1997

Building G: c. 1985-1997

Building H: c. 1985-1997

Building I: c. 2002-2005

Building J: c. 2002-2005

Parcel Boundary:

***Required information**

Resource Name or #: **Val Verde Elementary School**

Page 5 of 11

P3a. Description (Continued from page 1)

2656 Indian Avenue Current Description

The one-story main building (Building I) is the main building, facing Indian Avenue, adjacent to the main parking lot. The building is constructed of pre-cast concrete with a flat roof and minimal architectural details. The main entrance is recessed, creating a covered entryway and walkway. The walkway is supported by decorative columns. There are several side doors and fixed windows.

The central building (Building A) is adjacent to the main building. It is one of the original buildings and features a flat roof and ribbon windows. The original wing of the building has a rectangular plan. The building has a large addition, connected to the main building at the northwest corner. The addition has a flat roof, a taller profile, and minimal architectural details.

There is one two-story building on the property (Building J). This building is at the northern end of the property, with a long rectangular plan. The building has a flat and hipped roof and is constructed of pre-cast concrete. The first floor of the building has large, fixed windows and multiple exterior doors. The second floor has a balcony extending the full length of the building, supported by round columns.

There are seven ancillary buildings at the south end of the property parcel. Three of these buildings were constructed circa 1959/1960 (Buildings B, C, D) and four of which constructed between 1985 and 1997 (Buildings E, F, G, H). Building B is a small, one-story building with a low-pitched gable roof with a wide overhang, creating covered walkways on either side of the building. Buildings C and D are two parallel buildings, with long rectangular, one-story forms. The buildings have low pitched gable roofs with wide overhangs. Buildings H and G have rectangular forms with flat roofs with multiple access doors, and vertical board siding. Buildings E and F have rectangular plans and M-shaped roofs.

There are several recreation areas on the property, including an open grass area, playgrounds, covered shade structures, and asphalt covered play areas. The walkways between the various buildings are paved and there are solar panels installed over the parking lot at the northeast corner of the property.

B6. Construction History (Continued from page 2)

Table 1. Permit History

Date	Permitted Work	Owner and Contractor
6/15/2011	State Fire and Safety Inspection (Permit No. 11060074)	Owner: Val Verde Elementary School Contractor: Val Verde Elementary School
5/07/2014	Replacement of two 24x40 portables and replacing with two 24x40 DSA approved portables (Plan Check No. 14050020)	Owner: Val Verde USD Contractor: DC Architects

CONTINUATION SHEET

Primary# _____
HRI# _____
Trinomial# _____

Resource Name or #: **Val Verde Elementary School**

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5/21/2014	State Fire & Safety Inspection (Permit No. 14050020)	Owner: Val Verde Elementary School Contractor: Val Verde Elementary School
8/2/2016	Annual fire hood suppression system for school (Permit No. PMT16-00972)	Owner: Val Verde School District Contractor: Hedrick Fire Protection
7/29/2019	License 850 Form from DPSS to License Val Verde Elementary School (Permit No. PMT19-01705)	Owner: Val Verde Unified School District Contractor: N/A
8/24/2023	Fire Access at Val Verde Elementary School – two relocatable classrooms & one restroom, two 24'x40' relocatable classrooms, one 12'x40' relocatable classroom	Owner: Greg Whitton Contractor: Not Listed

Resource Name or #: **Val Verde Elementary School**

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B10. Significance (Continued from page 2)

Historic Overview of Perris

Located in Riverside County, Perris encompasses approximately 32 square miles and is sited northeast of the City of Lake Elsinore, northwest of the City of Menifee, southeast of the March Air Reserve Base, and is intersected by California State Route 74.

The region was originally inhabited by the Luiseno tribes, before coming under Spanish control in the 1700s. The first Spanish Mission in California was founded in 1769; Spanish activities continued through the 1700s, though their activities were largely confined to the coastal regions. No Europeans were known to have settled in the vicinity of the Proposed Project area until the early 19th century. Sited inland from the coastal regions, the inland region was under nominal control of Mission San Luis Rey but felt little influence by Spanish, and later Mexican, colonization activities. In the 1830s, after the secularization of the mission system, the Mexican government issued several large land grants in what would become southwest Riverside County including Perris.

Prior to American control of California, wealthy Mexican landowner, Don Jose Antonio Estudillo, owned much of the area that would become the eastern portion of Perris and further east towards Hemet. In 1842, the 35,000-acre Rancho San Jacinto Viejo y Potrero was granted to Estudillo by Mexican Governor Juan B. Alvarado. The land holding encompassed the towns of Hemet, San Jacinto, Valle Vista (Florida), Winchester (Pleasant Valley), and what would become the eastern portion of Perris, and was used to graze cattle. After Estudillo's death, the land was divided and sold to American settlers.

The western portion of Perris was within the Rancho El Sobrante de San Jacinto, which was granted to Maria del Rosario and Estudillo de Aguirre by Governor Pio Pico in 1846. This land holding was approximately 48,847 acres, and included western Perris Valley, the Canyon Lake area, and the Lake Mathews region.

The first American settlement in the area that would become Perris occurred in the 1880s. In 1881, the California Southern Railroad (CSRR) lay tracks through the valley, leading to the termination of the transcontinental route of the Santa Fe Railway in San Diego. Fredrick Thomas Perris was tasked with survey and construction of the route. After the completion of the railroad in 1882, settlers began moving to the valley, drawn to the area for the access to the railroad and the idea of cheap land. Agriculture soon became the main industry in the area, with alfalfa, potatoes, onions, and grapes grown in the region.ⁱⁱ

Mining was another valuable industry in the area when gold deposits were found in the surrounding hills, and the mining claims expanded to include tin, coal, and clay. The Pinacate Mining District was established in the 1950s, in the hills between Perris and Lake Elsinore. The Good Hope vein, the principal gold mine in the Pinacate Mining District, was first discovered in 1874 and by 1889 the mine had become one of the top producers in Southern California. Mining of the Good Hope peaked circa 1903, before production slowed. The ore produced from the mine required fine crushing and careful amalgamation and concentration. Insufficient water supplies made running the needed mills difficult and production was inefficient. The extensive production process made it difficult to turn a profit from the mine. In the 1930s, an effort was made to reopen the Good Hope mine, but underground flooding led to the mine closing. Associated mines in the Pinacate Mining District included the Argonaut, Brady, Colton, Good Hope, Hoag, Lake View, Lucky Strike, Musick, Rosalia, Santa Fe, Santa Rosa, Shay, and Victor.ⁱⁱⁱ

By the 1880s, the Perris Valley region had reached a population of 400 people. In 1885, the residents of the central and northern parts of the Perris Valley called for the creation of a centrally located townsite. The CSRR

Resource Name or #: **Val Verde Elementary School**

Page 8 of 11

Company purchased land for the project, and Fred T. Perris, CSRR's Chief Engineer, visited the valley to study the proposal. Establishment of the townsite began with construction of a depot and well. Residents in the area donated land to the railroad in exchange for establishing a station at the new town. The town was named after California Southern Railroad's Fred T. Perris to commemorate his efforts of surveying much of the Perris Valley ahead of the railroad construction.

The Perris townsite was officially named a station on the transcontinental route of the Santa Fe railway in April 1887. By 1887, six passenger trains and two freight trains stopped at the Perris station daily. This connection led to rapid growth in the region until the early 1890s when heavy storms repeatedly washed out the tracks in the Temecula Gorge. As a result, the railroad abandoned service to San Diego by way of Perris.

The need for a water system and other critical infrastructure led to establishment of a local government in 1911. Perris residents submitted a petition to the Riverside County Board of Supervisors seeking incorporation. The community voted on the petition in April 1911; 101 votes were cast, with a majority in favor of cityhood. In May 1911, Perris was officially incorporated. At the time the population was estimated to be around 300 people. By 1920, the city's population had grown to 499 residents. By 1930, population was recorded at 763. In 1940 population reached 1,011 and by 1950, in the post-WWII era, Perris grew to 1,807 residents. Preceding the post-WWII period, agriculture remained as the primary industry in the region, with dry grain farming as the predominant technique and crop until water was brought to the valley in the early 1950s by the Eastern Municipal Water District. At that point, more water intensive crops such as alfalfa and potatoes, and later sugar beets, became the mainstay of farming in the Perris Valley.

In the late 1960s and the early 1970s, Lake Perris was constructed. The artificial lake was completed in 1973 and is the southern terminus of the California State Water Project and part of the Lake Perris State Recreation Area. After the lake was constructed, Perris saw a increase in development as the area became a popular recreation destination. The 1960s saw the construction of housing tracts in the area, consistent with the post-war housing boom seen in much of Southern California. In 1960, population of the city was recorded and 2,950 and in 1970, it reached 4,228. Into the contemporary period, Perris has continued to grow and develop as a low-density rural community. Between 1980 to 1990, the population grew from 6,827 to 21,460. Since the 1990's the city has expanded with the construction of large industrial buildings and planned subdivisions. The 2022 census reported a population of approximately 80,200 people.

Mid Century School Design

In the early 20th Century, there was a shift from informal education to an organized system, structured by grade level and specific curriculums. The focus was on intellectual rigor and the mental discipline of students. The school buildings constructed in this era were designed to be civic monuments and sources of community pride. The school buildings typically featured traditional architectural styles, monumental designs, symmetrical facades, oversized entrances, and rectangular plans. With a focus on order and authority, classrooms were identical and featured fixed desks facing the front of the room, with windows along one wall providing a single-direction light source. There were few school buildings constructed between 1930 and 1945 due to the Great Depression and World War II; by the 1950s the earlier attitudes towards education were considered outdated and obsolete.

After World War II, approaches to education began to shift. More care was given to the emotional development of students, and the architectural design of schools shifted to meet these new standards. Mid-century school planning had three primary concerns: environment, education, and economy. New schools were built with the educational and physical needs of the students and teachers but were also built within the

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____
HRI# _____
Trinomial# _____

Resource Name or #: **Val Verde Elementary School**

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limitations of the school district's budget. Schools sought to meet physical needs by being sanitary, safe, quiet, and well lit, and emotional needs by being pleasant, secure, inspiring, friendly, and restful.

Mid-century schools were limited by the rising cost of construction in the post-War era. Schools were designed with mass production methods to meet the demand for affordable and fast construction. They were typically built with long, low, one-story buildings and were frequently designed in the International style with large windows, light-filled courtyards, and a decentralized floorplan. Floorplans were laid out to maximize space and flexibility. There was an increased focus on the connection between indoor and outdoor spaces and frequently featured large windows and interior courtyards. Other common design elements included: ribbon windows, buildings designed to accommodate easy expansion, contrasting wall materials on the exterior, floorplans to encourage socializing, single-story designs with flat or low-pitched roofs and deep eave overhangs, and integrated landscaping. There was a greater influence on landscaping and outdoor recreating, resulting in more sprawling school campuses. Instead of containing all school facilities within a single rectangular building, facilities were clustered by function, such as separating quiet classrooms from noisy cafeterias. This model often resulted in irregular plans. These new design elements were all implemented to support the more progressive theory of education that was being implemented at the time.^{iv}

Property Ownership History

The subject property has been under the ownership of the Val Verde Unified School District since its opening in 1960.

Table 2. Property Ownership History

Date	Owner	Source
1960-Present	Val Verde School District (20-751 Indian)	Permit Records, Newspaper Records

ⁱⁱ City of Perris, "History," <https://www.cityofperris.org/our-city/about-perris/history>. Accessed March 2024.

ⁱⁱⁱ William B. Clark, *Gold districts of California*, California Division of Mines and Geology, Sacramento, 1970, p. 175; Report of the State Mineralogist, California State Mining Bureau, State Office, 1893, pg. 384-385; "Good Hope Mine," Wikipedia, https://en.wikipedia.org/wiki/Good_Hope_Mine, accessed March 2024.

^{iv} Forsi, Tricia, "Mid-Century School Design and Its Role in the Pursuit of Education," PMA Findings, 23 November 2020, <https://pmapdx.com/blog-pmafindings/14344/mid-century-school-design-and-its-role-in-the-pursuit-of-education>. Accessed February 2024.

Resource Name or #: **Val Verde Elementary School**

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B10. Significance (Continued from page 2):

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILITY REVIEW

CRHR Criterion 1: Association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The evaluated properties include the Val Verde Elementary School. The school was originally constructed circa 1959/1960, during a time of growth in the Perris region. In 1973, construction of the artificial Lake Perris was completed. Prior to completion of lake, the Perris valley was a largely rural, agricultural community. The school is not representative of the agricultural history of the City of Perris, though it is sited in a rural area. The evaluated property does not represent the recreational or industrial era that followed. The Val Verde school was constructed in response to the rising population in the region but is not a significant representation of this era. As such, the property is not considered eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

The evaluated property is not strongly associated with the lives of persons important to local, California, or national history. The 2656 Indian Avenue property has been owned and operated by the Val Verde School District since its opening in 1960 and has not been associated with a specific person. As such, it is not recommended eligible under CRHR Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

The 2656 Indian Avenue property is the Val Verde Elementary School. There are four historic buildings on the property; the four one-story buildings were constructed in the style of mid-century schools. The buildings have low profile with flat and low-pitch roof forms with wide roof overhangs. The buildings are designed with the educational theories of the time in mind. They are less grandiose than the school buildings seen in prior decades and were built with a connection to nature in mind. Features of this style seen in the subject buildings are the flat roof, the 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 education building design, the subject property is a poor representation of the style. While there are four original mid-century buildings on the campus, there have been six subsequent buildings added. The two most recent buildings were constructed in the pre-cast concrete style in the early 2000s. These two buildings are the largest, and the focal point of the campus. Due to the many additions to the campus, the large addition added to one of the original buildings, and the common nature of the design, the 2656 Indian Avenue property is not considered eligible under CRHR Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

Research and analysis of the evaluated 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. The evaluated property is not eligible under CRHR Criterion 4.

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the

Resource Name or #: **Val Verde Elementary School**

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resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 2656 Indian Avenue property has not been found by Urbana to be individually eligible for designation under any of the criteria. Further integrity analysis is not merited.

***B12. References (Continued from page 2):**

BLM GLO. *Bureau of Land Management Government Land Office Land Grant Records Search Tool*. Website. Accessed April 2023. <https://gloreCORDS.blm.gov/search/default.aspx>.

California Office of Historic Preservation. *California Historical Resource Status Codes*. December 8, 2003.

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The Perris Progress Newspaper files. Newspapers.com

The San Bernardino County Sun Newspaper files. Newspaper.com

Tooele Transcript-Bulletin Newspaper files. Newspaper.com

Tricia Forsi, "Mid-Century School Design and Its Role in the Pursuit of Education," PMA Findings, 23 November 2020, <https://pmapdx.com/blog-pmafindings/14344/mid-century-school-design-and-its-role-in-the-pursuit-of-education>

US Census Data. Ancestry.com. 1920-1950.

UC Santa Barbara Frame Finder.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed April 2023. <https://earthexplorer.usgs.gov/>.

Virginia McAlester, et al. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, 2021.

William B. Clark, *Gold districts of California*, California Division of Mines and Geology, Sacramento, 1970, p. 175

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

Primary #

HRI #

Trinomial:

CRHR Status Code: 6Z

Other Listings:

Review Code _____ Reviewer _____ Date _____

Resource Name or #: **2411 Indian Avenue**

Page **1** of **13**

P1. Other Identifier: 2411 Indian Avenue

***P2. Location:** ☐ Not for Publication ☒ **Unrestricted**

***a. County** Riverside **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Perris **Date** 2021 **T** 5S ; **R** 9W ; ☐ of ☐ of **Sec** Unsectioned ; **S.B.** **B.M.**

c. Address 2411 Indian Avenue **City** Perris **Zip** 92571

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 478223.83 mE/ 3741767.85 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The subject property is sited west of Indian Avenue, identified as Riverside County Assessor's Parcel Number 305-090-018, the property is located towards the east end of the City of Perris, California.

***P3a. Description:** The evaluated property is located on a parcel identified as 305-090-018 and consists of a one-story ranch style residence and a detached garage, constructed in 1967. The property consists of two buildings, sited on a rectangular parcel, located west of Indian Avenue. The surrounding area is comprised of rural farmland and industrial-use properties. **See Continuation Sheet for additional description.**



***P3b. Resource Attributes:** (List attributes and codes) (HP2)

Single Family Property.

***P4. Resources Present:** ☒

Building ☒ Structure ☐ Object ☐

Site ☐ District ☐ Element of

District ☐ Other (Isolates, etc.)

P5b. Description of Photo: View of southeast elevation.

***P6. Date Constructed/Age and Source:**

☒-Historic: 1967

Aerial Imagery

***P7. Owner and Address:**

SMS Financial Perris LLC

***P8. Recorded by:**

Alexandrea Baker, MCP

Urbana Preservation & Planning, LLC

www.urbanapreservation.com

***P9. Date Recorded:** March 2024

***P10. Survey Type:** Historical

Resource Analysis Report

***P11. Report Citation:** (Cite survey report and other sources or enter "none.") Urbana Preservation & Planning, LLC, *Historical Resource Analysis Report, Harvest Landing Retail Center & Business Park Project, Perris, CA*, March 2024.

***Attachments:** ☐ NONE ☒ Location 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

Primary # _____

HRI# _____

CRHR Status Code: 6Z

Resource Name or #: **2411 Indian Avenue**

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B1. Historic Name: 20-971 Indian

B2. Common Name: 2411 Indian Avenue

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Ranch Style

*B6. Construction History: 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; readdressing from 20-971 Indian Ave to 2411 Indian Avenue in 2002; construction of a detached garage west of the residence by 2003; construction of a 5-foot block wall at the front yard (Permit No. 04-00250) in 2004; and in ca. 2014, construction of a new attached carport at the rear (northwest elevation) of the residence. This covered carport is attached to the home, and spans approximately half of the rear elevation. The original carport was demolished simultaneous to the new carport construction. This was an original feature seen in historic aerials from 1967. Between 2014 and 2016, an addition was added to the detached garage. Additionally, most of the original windows appear to be replacement units in contemporary vinyl.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: No related features.

B9a. Architect: Not Identified b. Builder: Not Identified.

*B10. Significance: Theme N/A Area N/A Period of Significance N/A Property Type Single Family Residential

Applicable Criteria CRHR Ineligible

Constructed in 1967, the 2411 Indian Avenue property does not qualify for designation under the CRHR. The property and buildings do not exhibit features that would distinguish them architecturally or artistically, nor are they the work of a notable architect, builder, or designer under CRHR 3. No specific information was identified to indicate that the property exemplifies or represents a special element of Perris's history or is connected with a use that was once common but is now rare under CRHR 1 and 2. Lastly, further research and analysis of the subject property is unlikely to yield information important to an archaeological site under CRHR 4. **See Continuation Sheet for additional information.**

B11. Additional Resource Attributes: N/A

*B12. References: See Continuation Sheet for References

B13. Remarks: None

*B14. Evaluator: Alexandrea Baker, MCP

Urbana Preservation & Planning, LLC

*Date of Evaluation: March 2024

(This space reserved for official comments)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary# _____
HRI# _____
Trinomial# _____

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*NRHP Status Code: **6Z**

*Resource Name or # (Assigned by recorder) **2411 Indian Avenue**

*Map Name: Perris USGS Quadrangle Maps *Date: 2021 *Scale: 1:24,000



Page 4 of 13

*NRHP Status Code: **6Z**

*Resource Name or # (Assigned by recorder) **2411 Indian Avenue**

*Map Name: Perris USGS Quadrangle Maps *Date: 2021 *Scale: 1:24,000

Site Plan



Main Building, 1967: 
Attached Carport, 2014: 
Detached Garage, 2003: 
DPR 523J (9/2013)

Ancillary Building, 2002: 
Parcel Boundary: 

***Required information**

Resource Name or #: **2411 Indian Avenue**

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P3a. Description (Continued from page 1)

2411 Indian Avenue Current Description

The 2411 Indian Avenue property features a one-story ranch style residence and a detached garage. The residence is sited to face the southeast corner of the property and has a wide rectangular form, with an asymmetrical front facade composition and a side Dutch gable roof of moderate pitch with a moderate overhang, and exposed, rounded rafter ends. The front (southeast) elevation has a recessed front entrance with a small front gable detail above. At the front elevation there are three large, multi-pane picture windows, and two large horizontal sliding windows. The building has a large, attached carport at the rear with a flat roof, supported by square posts. There are eight large windows at the rear elevation and several rear access doors. The side elevations do not have any windows. Exterior building materials include grey composition shingle roofing and grey stucco siding. A concrete walkway surrounds the home and a large asphalt driveway is at the front.

B6. Construction History (Continued from page 2)

Table 1. Permit History

Date	Permitted Work	Owner and Contractor
05/28/2002	Replace electrical box (Permit No. 02-00438)	Owner: Luz Divina Chaure Contractor: Not Listed
02/02/2004	Front yard 5 ft. block wall with columns (Permit No. 04-00250)	Owner: Luz Divina Chaure Contractor: Not Listed
08/01/2013	Construction of solid patio cover – 1170 Sqft (Permit No: 13080003)	Owner: Carlos Sanchez Contractor: Carlos Sanchez

Resource Name or #: **2411 Indian Avenue**

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B10. Significance (Continued from page 2)

Historic Overview of Perris

Located in Riverside County, Perris encompasses approximately 32 square miles and is sited northeast of the City of Lake Elsinore, northwest of the City of Menifee, southeast of the March Air Reserve Base, and is intersected by California State Route 74.

The region was originally inhabited by the Luiseno tribes, before coming under Spanish control in the 1700s. The first Spanish Mission in California was founded in 1769; Spanish activities continued through the 1700s, though their activities were largely confined to the coastal regions. No Europeans were known to have settled in the vicinity of the Proposed Project area until the early 19th century. Sited inland from the coastal regions, the inland region was under nominal control of Mission San Luis Rey but felt little influence by Spanish, and later Mexican, colonization activities. In the 1830s, after the secularization of the mission system, the Mexican government issued several large land grants in what would become southwest Riverside County including Perris.

Prior to American control of California, wealthy Mexican landowner, Don Jose Antonio Estudillo, owned much of the area that would become the eastern portion of Perris and further east towards Hemet. In 1842, the 35,000-acre Rancho San Jacinto Viejo y Potrero was granted to Estudillo by Mexican Governor Juan B. Alvarado. The land holding encompassed the towns of Hemet, San Jacinto, Valle Vista (Florida), Winchester (Pleasant Valley), and what would become the eastern portion of Perris, and was used to graze cattle. After Estudillo's death, the land was divided and sold to American settlers.

The western portion of Perris was within the Rancho El Sobrante de San Jacinto, which was granted to Maria del Rosario and Estudillo de Aguirre by Governor Pio Pico in 1846. This land holding was approximately 48,847 acres, and included western Perris Valley, the Canyon Lake area, and the Lake Mathews region.

The first American settlement in the area that would become Perris occurred in the 1880s. In 1881, the California Southern Railroad (CSRR) lay tracks through the valley, leading to the termination of the transcontinental route of the Santa Fe Railway in San Diego. Fredrick Thomas Perris was tasked with survey and construction of the route. After the completion of the railroad in 1882, settlers began moving to the valley, drawn to the area for the access to the railroad and the idea of cheap land. Agriculture soon became the main industry in the area, with alfalfa, potatoes, onions, and grapes grown in the region.ⁱ

Mining was another valuable industry in the area when gold deposits were found in the surrounding hills, and the mining claims expanded to include tin, coal, and clay. The Pinacate Mining District was established in the 1950s, in the hills between Perris and Lake Elsinore. The Good Hope vein, the principal gold mine in the Pinacate Mining District, was first discovered in 1874 and by 1889 the mine had become one of the top producers in Southern California. Mining of the Good Hope peaked circa 1903, before production slowed. The ore produced from the mine required fine crushing and careful amalgamation and concentration. Insufficient water supplies made running the needed mills difficult and production was inefficient. The extensive production process made it difficult to turn a profit from the mine. In the 1930s, an effort was made to reopen the Good Hope mine, but underground flooding led to the mine closing. Associated mines in the Pinacate Mining District included the Argonaut, Brady, Colton, Good Hope, Hoag, Lake View, Lucky Strike, Musick, Rosalia, Santa Fe, Santa Rosa, Shay, and Victor.ⁱⁱ

Resource Name or #: **2411 Indian Avenue**

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By the 1880s, the Perris Valley region had reached a population of 400 people. In 1885, the residents of the central and northern parts of the Perris Valley called for the creation of a centrally located townsite. The CSRR Company purchased land for the project, and Fred T. Perris, CSRR's Chief Engineer, visited the valley to study the proposal. Establishment of the townsite began with construction of a depot and well. Residents in the area donated land to the railroad in exchange for establishing a station at the new town. The town was named after California Southern Railroad's Fred T. Perris to commemorate his efforts of surveying much of the Perris Valley ahead of the railroad construction.

The Perris townsite was officially named a station on the transcontinental route of the Santa Fe railway in April 1887. By 1887, six passenger trains and two freight trains stopped at the Perris station daily. This connection led to rapid growth in the region until the early 1890s when heavy storms repeatedly washed out the tracks in the Temecula Gorge. As a result, the railroad abandoned service to San Diego by way of Perris.

The need for a water system and other critical infrastructure led to establishment of a local government in 1911. Perris residents submitted a petition to the Riverside County Board of Supervisors seeking incorporation. The community voted on the petition in April 1911; 101 votes were cast, with a majority in favor of cityhood. In May 1911, Perris was officially incorporated. At the time the population was estimated to be around 300 people. By 1920, the city's population had grown to 499 residents. By 1930, population was recorded at 763. In 1940 population reached 1,011 and by 1950, in the post-WWII era, Perris grew to 1,807 residents. Preceding the post-WWII period, agriculture remained as the primary industry in the region, with dry grain farming as the predominant technique and crop until water was brought to the valley in the early 1950s by the Eastern Municipal Water District. At that point, more water intensive crops such as alfalfa and potatoes, and later sugar beets, became the mainstay of farming in the Perris Valley.

In the late 1960s and the early 1970s, Lake Perris was constructed. The artificial lake was completed in 1973 and is the southern terminus of the California State Water Project and part of the Lake Perris State Recreation Area. After the lake was constructed, Perris saw a increase in development as the area became a popular recreation destination. The 1960s saw the construction of housing tracts in the area, consistent with the post-war housing boom seen in much of Southern California. In 1960, population of the city was recorded and 2,950 and in 1970, it reached 4,228. Into the contemporary period, Perris has continued to grow and develop as a low-density rural community. Between 1980 to 1990, the population grew from 6,827 to 21,460. Since the 1990's the city has expanded with the construction of large industrial buildings and planned subdivisions. The 2022 census reported a population of approximately 80,200 people.

Ranch Style Architecture

The Ranch style of architecture originated in the mid-1930s in southern California. Its simple form made it relatively cheap to construct, and it was one of the styles permitted to be built under FHA financing guidelines. Into the 1950s, Ranch style homes represented sheltered privacy and a sense of security from the happenings of the Cold War, when Civil Defense needs stressed strength of the family and home as strength of the country. Throughout the United States, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s.

After World War II, the style began to gain popularity. It was the most popular style of architecture in the 1950s and 1960s. The style was often found in large, mass constructed subdivisions. Ranch house suburbs were common across the country, especially in areas that saw a housing boom post-war. The style was

Resource Name or #: **2411 Indian Avenue**

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especially popular in the southern, Sunbelt region, where relatively cheap land prices allowed for the sprawling style to be built. The increased use of automobiles after World War II facilitated the widespread construction of the ranch style house. Mass constructed ranch style suburbs were constructed on large swaths of undeveloped land – away from the cities. Cars made it possible for people to travel from the city to their homes in the suburbs.

The style was loosely based on early Spanish Colonial ranch houses in the American Southwest. The ranch style that came about in the mid-century was advertised as part of a casual family-oriented lifestyle for postwar families. It was more accessible to most Americans than other modern styles seen at the time. The style met the demand for housing that reflected the latest architectural aesthetic, stylistic details, and materials, including interior courtyards, aluminum framed windows, sliding glass doors, flat roofs, and masonry screen walls, while remaining affordable. The Ranch style home was typically built with a broad, one-story shape, built low to the ground, with a low-pitched roof. The front entry is typically off-center and sheltered under the main roof of the house. The garage is typically attached, elongating the building's form. They typically have a large picture window and an asymmetrical façade.ⁱⁱⁱ Character-defining features of Ranch style homes are listed below.

- Broad, one-story horizontal massing
- Built low to the ground
- Asymmetrical façade
- Off-center front door
- Low-pitched roof without dormers
- Moderate to wide roof overhang
- Large picture windows
- Multiple window shapes and sizes
- Integrated "slants"
- Different wall-cladding materials
- Garage attached to main façade
- One of four general subtypes that are based on roof form
 - o Hipped roof
 - o Cross-hipped roof
 - o Side-gable roof
 - o Cross-gable roof

Property Ownership History

The home was constructed in 1967 by or for original owners August and Edith Joan (Rinaldi) DiPietro and the property was originally addressed as 20971 Indian. The DiPietros owned the property from 1967 to 1984, with Edith DiPietro continuing to own the residence until 1987 after her husband's death. August DiPietro was born in 1919 in California. Edith DiPietro was born in 1918 in Tooele, Utah. She was one of 12 children. The couple married in 1942 and moved to California. In 1950, the couple was living in Los Angeles. At the time, August DiPietro was operating his own produce business.^{iv} In 1952 the couple moved to Perris. They farmed the A&J Ranch near Perris for 25 years and owned the A&J Ranch Market for five years before retiring in 1978. They had one daughter, Joan DiPietro. August DiPietro passed away in 1985. Edith DiPietro passed away in 1998.^v

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Trinomial# _____

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Gale G. Webb owned the subject property between 1987 and 1993. Ms. Webb was born in 1949. James T. Kearney occupied the property with Webb in 1991. Kearney was the son of James B. Kearney, also of Perris, and was a member of the US Army. In 1988, he was stationed with the U.S. Army Electric Proving Ground at Fort Huachuca, Arizona.^{vi} In 1990, Kearney was promoted to the rank of sergeant.^{vii} Eileen F. and Arthur J. Whitmore Jr. purchased the property in 1995 and owned it until 1996. Eileen (White) Whitmore was born in 1934. Arthur Whitmore was born in 1936 in Morristown, New Jersey. They were married in 1961 in Seattle, Washington. The couple had five children: Veronica, Juanita, Paula, Chuck, and Randy Whitmore. Eileen Whitmore passed away in 2004 in Pasadena, California.^{viii} Luz Divina Chaure owned the subject property between 1996 and 2005. Chaure was born in 1964. Prior to occupying the subject property, Chaure was identified as living in Los Angeles.^{ix} Ownership passed to Ludivinia Chaure in 2005, and then in 2007 to Ludivinia Chaure and Rebeca Haro. Additional information about these owners could not be found. That same year, in 2007, ownership passed to Mario Ernesto Contreras, who owned the residence until 2008. Carlos Sanchez, born in 1975, and Jose Gonzalez owned the property between 2009 and 2022.^x The property was sold to Hip So-Cal Properties, LLC in 2022; it was soon after sold to SMS Financial Perris LLC which is the current owner of the property.

Table 2. Property Ownership History

Date	Owner	Source
1967	Construction Year (20-971 Indian)	
1967-1984	August DiPietro and Edith J. DiPietro	Riverside County Reconveyance Deed
1984-1987	Edith J. Dipietro, widow	Riverside County Deed
1987-1993	Gale G. Webb James T. Kearney (occupant 1991)	Riverside County Deed U.S. Public Records (Ancestry.com)
1993-1995	Security Pacific Fincl Serv of CA INC	Riverside County Deed
1995	BA Properties INC	Riverside County Deed
1995-1996	Eileen F. and Arthur J. Whitmore Jr.	Riverside County Deed
1996-2005	Luz Divina Chaure Chaure Luz Divina Trust	Riverside County Deed
2005-2007	Ludivina Chaure	Riverside County Deed
2007	Ludivina Chaure and Rebeca Haro	Riverside County Deed
2007-2008	Mario Ernesto Contreras	Riverside County Deed
2008	Deutsche Bank National Trust	Riverside County Deed
2009-2022	Carlos Sanchez Jose Gonzalez	Permit Records Riverside County Office of the Treasurer-Tax Collector Riverside County Deed

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Primary# _____
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Resource Name or #: **2411 Indian Avenue**

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2022	Hip So-Cal Properties LLC Howard Industrial Partners LLC	Riverside County Deed
2022-Present	SMS Financial Perris LLC	Riverside County Deed

ⁱ City of Perris, "History," <https://www.cityofperris.org/our-city/about-perris/history>. Accessed March 2024.

ⁱⁱ William B. Clark, *Gold districts of California, California Division of Mines and Geology, Sacramento, 1970, p. 175*; Report of the State Mineralogist, California State Mining Bureau, State Office, 1893, pg. 384-385; "Good Hope Mine," Wikipedia, https://en.wikipedia.org/wiki/Good_Hope_Mine, accessed March 2024.

ⁱⁱⁱ McAlester, Virginia, et al. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, 2021.

^{iv} Ancestry.com. 1950 United States Federal Census [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2022.

^v *Tooele Transcript-Bulletin*, Tue, Mar 31, 1998 ·Page 11

^{vi} *The Perris Progress*, 20 January 1988.

^{vii} *The Perris Progress*, 18 April 1990.

^{viii} *Daily News*, Publication Date: 21 July 2004; Publication Place: Woodland Hills, California, USA; URL: <http://www.legacy.com/LADailyNews/LegacyHome.asp?Page=FullText&PageNo=2&CalendarDate=7/20/2004&FullTextType=0>; Washington State Archives; Olympia, Washington; Washington Marriage Records, 1854-2013; Reference Number: kingcoarchmc248884.

^{ix} Ancestry.com. U.S., Index to Public Records, 1994-2019 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

^x Ancestry.com. U.S., Index to Public Records, 1994-2019 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

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B10. Significance (Continued from page 2):

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILITY REVIEW

CRHR Criterion 1: Association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The evaluated properties include one Ranch style residences and detached garage. The residence was constructed in the late 1960s during a time of growth in the Perris region. In 1973, construction of the artificial Lake Perris was completed. Prior to completion of lake, the Perris valley was a largely rural, agricultural community. The evaluated properties is not representative of the agricultural history of the City of Perris, though they are sited in a rural area. The evaluated property does not represent the recreational or industrial era that followed. It was constructed during a period of growth in the community, but is not sited in a heavily populated area of the region, nor are they located near any recreational activities. As such, the property is not considered eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

The evaluated property is not strongly associated with the lives of persons important to local, California, or national history. 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 Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

The 2411 Indian Avenue property was constructed in a simple Ranch style. The dwelling featured a long, rectangular plan with a low pitch roof. The building is consistent with standard Ranch style design. The Ranch style was common in the post-WWII era, and into the 1960s and was a cost-effective style that could be built quickly as populations grew and more housing was needed. In the late 1960s, the population in the Perris Valley increased which corresponded to an increased need for housing. The Ranch style is typical of this period, and the evaluated residence is a standard example of this common style. It is not an exceptional representation of the style and is not eligible under Criterion 3. The original architects and builders of the home were not identified; as such they are not considered eligible for representing the work of a master. As such, the residence is not eligible under CRHR Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

Research and analysis of the evaluated 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. The evaluated property is not eligible under CRHR Criterion 4.

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity:

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location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 2411 Indian Avenue property has not been found by Urbana to be individually eligible for designation under any of the criteria. Further integrity analysis is not merited.

***B12. References (Continued from page 2):**

BLM GLO. *Bureau of Land Management Government Land Office Land Grant Records Search Tool*. Website. Accessed April 2023. <https://glorerecords.blm.gov/search/default.aspx>.

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The Perris Progress Newspaper files. Newspapers.com

The San Bernardino County Sun Newspaper files. Newspaper.com

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Tricia Forsi, "Mid-Century School Design and Its Role in the Pursuit of Education," PMA Findings, 23 November 2020, <https://pmapdx.com/blog-pmafindings/14344/mid-century-school-design-and-its-role-in-the-pursuit-of-education>

US Census Data. Ancestry.com. 1920-1950.

UC Santa Barbara Frame Finder.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed April 2023. <https://earthexplorer.usgs.gov/>.

Virginia McAlester, et al. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, 2021.

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____
HRI# _____
Trinomial# _____

Resource Name or #: **2411 Indian Avenue**

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William B. Clark, Gold districts of California, California Division of Mines and Geology, Sacramento, 1970, p.
175

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

Primary # _____
HRI # _____
Trinomial: _____
CRHR Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Resource Name or #: **2334 Indian Avenue**

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P1. Other Identifier: 2334 Indian Avenue

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Perris **Date** 2021 **T** 5S ; **R** 9W ; ☐ of ☐ of **Sec** Unsectioned ; **S.B.** B.M.

c. Address 2334 Indian Avenue **City** Perris **Zip** 92571

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 478227.65 mE/ 3741623.63 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The subject property is sited west of Indian Avenue, identified as Riverside County Assessor's Parcel Number 305-100-008, the property is located towards the east end of the City of Perris, California.

***P3a. Description:** The evaluated property is located on a parcel identified as 305-100-008 and consists of a one-story ranch style residence and attached garage, constructed in 1966. The property is sited on a rectangular parcel, located west of Indian Avenue. The surrounding area is comprised of rural farmland and industrial-use properties. **See Continuation Sheet for additional description.**



***P3b. Resource Attributes:** (List attributes and codes) (HP2)
Single Family Property.

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

P5b. Description of Photo: View of east elevation.

***P6. Date Constructed/Age and Source:**

☒-Historic: 1966

Aerial Imagery

***P7. Owner and Address:**

SMS Financial Perris LLC

***P8. Recorded by:**

Alexandrea Baker, MCP

Urbana Preservation & Planning, LLC

www.urbanapreservation.com

***P9. Date Recorded:** March 2024

***P10. Survey Type:** Historical

Resource Analysis Report

***P11. Report Citation:** (Cite survey report and other sources or enter "none.") Urbana Preservation & Planning, LLC, *Historical Resource Analysis Report, Harvest Landing Retail Center & Business Park Project, Perris, CA*, March 2024.

***Attachments:** ☐ NONE ☒ Location 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

Primary # _____

HRI# _____

CRHR Status Code: 6Z

Resource Name or #: **2334 Indian Avenue**

Page 2 of 12

B1. Historic Name: 21-031 Indian

B2. Common Name: 2334 Indian Avenue

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Ranch Style

*B6. Construction History: The one story residential building was constructed in 1966. In 1998, the residence was reroofed from shake shingles to a tile roof (Permit No. 98-00527). In circa 2002, a small ancillary structure was added to the north end of the property. In 2004, there was a leach line expansion at the rear of the property (Permit No. 03-02890). In 2023, a permit was issued for the demolition of a vertical structure (Permit No. PMT23-02700) at the property. Based on aerial imagery and in-person observations, it appears that the vertical structure was a small ancillary building at the west side of the property. Historic photos and permits were not located for the property. Historic aerials do not demonstrate alterations to the home. In-person observation reveals that most of the original windows have been replaced with contemporary vinyl units, however, some original aluminum frame windows remain.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: No related features.

B9a. Architect: Not Identified b. Builder: Not Identified.

*B10. Significance: Theme N/A Area N/A Period of Significance N/A Property Type Single Family Residential

Applicable Criteria CRHR Ineligible

Constructed in 1966, the 2334 Indian Avenue property does not qualify for designation under the CRHR. The property and buildings do not exhibit features that would distinguish them architecturally or artistically, nor are they the work of a notable architect, builder, or designer under CRHR 3. No specific information was identified to indicate that the property exemplifies or represents a special element of Perris's history or is connected with a use that was once common but is now rare under CRHR 1 and 2. Lastly, further research and analysis of the subject property is unlikely to yield information important to an archaeological site under CRHR 4. **See Continuation Sheet for additional information.**

B11. Additional Resource Attributes: N/A

*B12. References: See Continuation Sheet for References

B13. Remarks: None

*B14. Evaluator: Alexandrea Baker, MCP

Urbana Preservation & Planning, LLC

*Date of Evaluation: March 2024

(This space reserved for official comments)



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LOCATION MAP

Primary# _____
HRI# _____
Trinomial# _____

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*NRHP Status Code: **6Z**

*Resource Name or # (Assigned by recorder) **2334 Indian Avenue**

*Map Name: Perris USGS Quadrangle Maps *Date: 2021 *Scale: 1:24,000



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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____
HRI# _____
Trinomial# _____

Resource Name or #: 2334 Indian Avenue

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Site Plan



Main Building, c. 1966: 
Ancillary Structure, c. 2002: 
Parcel Boundary: 

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CONTINUATION SHEET

Primary# _____
HRI# _____
Trinomial# _____

Resource Name or #: **2334 Indian Avenue**

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P3a. Description (Continued from page 1)

2334 Indian Avenue Current Description

Originally addressed as 21-031 Indian., the Arrateig residence is a one-story ranch with an attached garage with a wide rectangular form, and an asymmetrically composed front facade atop a concrete foundation. The dwelling features a hipped roof, clad with shake shingles. Exterior siding includes vertical board at the front elevation and stucco siding at the side and rear elevations. The front elevation has a recessed entrance with a small recessed front porch. The front elevation has five large horizontal slide windows. There is an open-air walkway between the main residence and the garage with a metal fence and gate separating it from the driveway. The garage has three tilt-up doors. At the rear elevation there are two large, glass sliding doors and two large horizontal sliding windows. There is a side door to the garage at the rear elevation. At the center of the rear elevation there is a large exterior brick chimney. At the south side elevation there are two small horizontal sliding windows. There are no windows at the north elevation. At the rear of the property there is a large brick and concrete patio. The windows at the rear elevation and half the windows at the front elevation have been replaced with contemporary vinyl windows. The remaining windows are the original aluminum frame windows.

B6. Construction History (Continued from page 2)

Table 1. Permit History

Date	Permitted Work	Owner and Contractor
9/18/1997	Re-roof – Special Inspection (Permit No. 97-00634)	Owner: Pierre Arrateig Contractor: Not Listed
08/17/1998	Remove shakes and rebuild roof for tile roof – house and garage (Permit No. 98-00527)	Owner: Pierre Arrateig Contractor: All Weather Roofing / Gary Spates
1/28/2004	Leachline expansion at rear (Permit No. 03-02890)	Owner: Katherin Murphy Contractor: White House Sanitation
11/03/2006	Business License for Home Occupation – Mapes / Campbell Construction, Inc. (License No. 27166)	Owner: Jim Mapes Contractor: N/A
8/31/2023	Demolition of a vertical structure (Permit No. PMT23-02700)	Owner: James L. Mapes Contractor: NK Demolition

Resource Name or #: **2334 Indian Avenue**

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B10. Significance (Continued from page 2)

Historic Overview of Perris

Located in Riverside County, Perris encompasses approximately 32 square miles and is sited northeast of the City of Lake Elsinore, northwest of the City of Menifee, southeast of the March Air Reserve Base, and is intersected by California State Route 74.

The region was originally inhabited by the Luiseno tribes, before coming under Spanish control in the 1700s. The first Spanish Mission in California was founded in 1769; Spanish activities continued through the 1700s, though their activities were largely confined to the coastal regions. No Europeans were known to have settled in the vicinity of the Proposed Project area until the early 19th century. Sited inland from the coastal regions, the inland region was under nominal control of Mission San Luis Rey but felt little influence by Spanish, and later Mexican, colonization activities. In the 1830s, after the secularization of the mission system, the Mexican government issued several large land grants in what would become southwest Riverside County including Perris.

Prior to American control of California, wealthy Mexican landowner, Don Jose Antonio Estudillo, owned much of the area that would become the eastern portion of Perris and further east towards Hemet. In 1842, the 35,000-acre Rancho San Jacinto Viejo y Potrero was granted to Estudillo by Mexican Governor Juan B. Alvarado. The land holding encompassed the towns of Hemet, San Jacinto, Valle Vista (Florida), Winchester (Pleasant Valley), and what would become the eastern portion of Perris, and was used to graze cattle. After Estudillo's death, the land was divided and sold to American settlers.

The western portion of Perris was within the Rancho El Sobrante de San Jacinto, which was granted to Maria del Rosario and Estudillo de Aguirre by Governor Pio Pico in 1846. This land holding was approximately 48,847 acres, and included western Perris Valley, the Canyon Lake area, and the Lake Mathews region.

The first American settlement in the area that would become Perris occurred in the 1880s. In 1881, the California Southern Railroad (CSRR) lay tracks through the valley, leading to the termination of the transcontinental route of the Santa Fe Railway in San Diego. Fredrick Thomas Perris was tasked with survey and construction of the route. After the completion of the railroad in 1882, settlers began moving to the valley, drawn to the area for the access to the railroad and the idea of cheap land. Agriculture soon became the main industry in the area, with alfalfa, potatoes, onions, and grapes grown in the region.ⁱ

Mining was another valuable industry in the area when gold deposits were found in the surrounding hills, and the mining claims expanded to include tin, coal, and clay. The Pinacate Mining District was established in the 1950s, in the hills between Perris and Lake Elsinore. The Good Hope vein, the principal gold mine in the Pinacate Mining District, was first discovered in 1874 and by 1889 the mine had become one of the top producers in Southern California. Mining of the Good Hope peaked circa 1903, before production slowed. The ore produced from the mine required fine crushing and careful amalgamation and concentration. Insufficient water supplies made running the needed mills difficult and production was inefficient. The extensive production process made it difficult to turn a profit from the mine. In the 1930s, an effort was made to reopen the Good Hope mine, but underground flooding led to the mine closing. Associated mines in the Pinacate Mining District included the Argonaut, Brady, Colton, Good Hope, Hoag, Lake View, Lucky Strike, Musick, Rosalia, Santa Fe, Santa Rosa, Shay, and Victor.ⁱⁱ

Resource Name or #: **2334 Indian Avenue**

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By the 1880s, the Perris Valley region had reached a population of 400 people. In 1885, the residents of the central and northern parts of the Perris Valley called for the creation of a centrally located townsite. The CSRR Company purchased land for the project, and Fred T. Perris, CSRR's Chief Engineer, visited the valley to study the proposal. Establishment of the townsite began with construction of a depot and well. Residents in the area donated land to the railroad in exchange for establishing a station at the new town. The town was named after California Southern Railroad's Fred T. Perris to commemorate his efforts of surveying much of the Perris Valley ahead of the railroad construction.

The Perris townsite was officially named a station on the transcontinental route of the Santa Fe railway in April 1887. By 1887, six passenger trains and two freight trains stopped at the Perris station daily. This connection led to rapid growth in the region until the early 1890s when heavy storms repeatedly washed out the tracks in the Temecula Gorge. As a result, the railroad abandoned service to San Diego by way of Perris.

The need for a water system and other critical infrastructure led to establishment of a local government in 1911. Perris residents submitted a petition to the Riverside County Board of Supervisors seeking incorporation. The community voted on the petition in April 1911; 101 votes were cast, with a majority in favor of cityhood. In May 1911, Perris was officially incorporated. At the time the population was estimated to be around 300 people. By 1920, the city's population had grown to 499 residents. By 1930, population was recorded at 763. In 1940 population reached 1,011 and by 1950, in the post-WWII era, Perris grew to 1,807 residents. Preceding the post-WWII period, agriculture remained as the primary industry in the region, with dry grain farming as the predominant technique and crop until water was brought to the valley in the early 1950s by the Eastern Municipal Water District. At that point, more water intensive crops such as alfalfa and potatoes, and later sugar beets, became the mainstay of farming in the Perris Valley.

In the late 1960s and the early 1970s, Lake Perris was constructed. The artificial lake was completed in 1973 and is the southern terminus of the California State Water Project and part of the Lake Perris State Recreation Area. After the lake was constructed, Perris saw a increase in development as the area became a popular recreation destination. The 1960s saw the construction of housing tracts in the area, consistent with the post-war housing boom seen in much of Southern California. In 1960, population of the city was recorded and 2,950 and in 1970, it reached 4,228. Into the contemporary period, Perris has continued to grow and develop as a low-density rural community. Between 1980 to 1990, the population grew from 6,827 to 21,460. Since the 1990's the city has expanded with the construction of large industrial buildings and planned subdivisions. The 2022 census reported a population of approximately 80,200 people.

Ranch Style Architecture

The Ranch style of architecture originated in the mid-1930s in southern California. Its simple form made it relatively cheap to construct, and it was one of the styles permitted to be built under FHA financing guidelines. Into the 1950s, Ranch style homes represented sheltered privacy and a sense of security from the happenings of the Cold War, when Civil Defense needs stressed strength of the family and home as strength of the country. Throughout the United States, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s.

After World War II, the style began to gain popularity. It was the most popular style of architecture in the 1950s and 1960s. The style was often found in large, mass constructed subdivisions. Ranch house suburbs were common across the country, especially in areas that saw a housing boom post-war. The style was

Resource Name or #: **2334 Indian Avenue**

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especially popular in the southern, Sunbelt region, where relatively cheap land prices allowed for the sprawling style to be built. The increased use of automobiles after World War II facilitated the widespread construction of the ranch style house. Mass constructed ranch style suburbs were constructed on large swaths of undeveloped land – away from the cities. Cars made it possible for people to travel from the city to their homes in the suburbs.

The style was loosely based on early Spanish Colonial ranch houses in the American Southwest. The ranch style that came about in the mid-century was advertised as part of a casual family-oriented lifestyle for postwar families. It was more accessible to most Americans than other modern styles seen at the time. The style met the demand for housing that reflected the latest architectural aesthetic, stylistic details, and materials, including interior courtyards, aluminum framed windows, sliding glass doors, flat roofs, and masonry screen walls, while remaining affordable. The Ranch style home was typically built with a broad, one-story shape, built low to the ground, with a low-pitched roof. The front entry is typically off-center and sheltered under the main roof of the house. The garage is typically attached, elongating the building's form. They typically have a large picture window and an asymmetrical façade.ⁱⁱⁱ Character-defining features of Ranch style homes are listed below.

- Broad, one-story horizontal massing
- Built low to the ground
- Asymmetrical façade
- Off-center front door
- Low-pitched roof without dormers
- Moderate to wide roof overhang
- Large picture windows
- Multiple window shapes and sizes
- Integrated “slants”
- Different wall-cladding materials
- Garage attached to main façade
- One of four general subtypes that are based on roof form
 - o Hipped roof
 - o Cross-hipped roof
 - o Side-gable roof
 - o Cross-gable roof

Property Ownership History

The 2334 Indian Avenue property was constructed in 1966. The property was originally owned by Frank and Marcelle Marie Arrateig. Frank Arrateig was born in Escot, France in 1896. He came to the United States in 1921, settling in Corona. Marcelle was born in 1895 in France. The couple had one child, Pierre Arrateig. In 1937, the family moved to a ranch in the Eastvale area. Frank Arrateig retired in 1966 and moved to the subject property in Perris. Frank Arrateig passed away in 1967. Marcelle Arrateig passed away in 1985.^{iv} The property was owned by Pierre and Lynn (Murphy) Arrateig between 1993 and 2003. Pierre Arrateig was the son of Marcelle Marie and Frank Arrateig. He was born in California in 1933. In 1950, he was working as a ranch helper in Temescal, California.^v The family moved from Corona to Perris in 1966.^{vi} In 1978, Pierre Arrateig was the president of the Perris Rotary Club in 1978.^{vii} Lynn Murphy was born in 1943. The couple was married in 1972 in Orange County, California.^{viii} Both Lynn and Pierre Arrateig passed away in 2003.^{ix}

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Resource Name or #: **2334 Indian Avenue**

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Katherin Murphy was identified as the owner of the subject property in 2004. Additional information about Ms. Murphy could not be found, however, based on the Murphy surname, she was likely related to Lynn (Murphy) Arrateig. It can be assumed she obtained ownership after the passing of Lynn and Pierre Arrateig in 2003. Katherin Murphy owned the property for one year. James (Jim) L. and Elaine A. (Stevens) Mapes owned the property between 2004 and 2022. James Mapes was born in 1945. He served in the U.S. Marine Corps. Elaine Stevens was born in 1950. The couple was married in 1968 in Garden Grove, California.^x The couple had one daughter, Lori Ann Mapes, born in Texas in 1982.^{xi} The property was sold to Howard Industrial Partners LLC in 2022.

Table 2. Property Ownership History

Date	Owner	Source
1966	Construction Year (21-031 Indian)	
1966-1967	Marcelle and Frank Arrateig	<i>Riverside Independent Enterprise</i> , April 4, 1967
1967-1985	Marcelle Arrateig	<i>U.S., Social Security Death Index, 1935-2014</i>
1985-2003	Pierre Arrateig Lynn M. Arrateig	Permit Records The Press-Enterprise, September 16, 2003
2003	Katherin Murphy	Permit Records
2004-2022	James (Jim) L. Mapes Elaine A. (Stevens) Mapes	Permit Records Riverside County Deed
2022	Hip So-Cal Properties LLC Howard Industrial Partners LLC	Riverside County Deed
2022-Present	SMS Financial Perris LLC	Riverside County Deed

ⁱ City of Perris, "History," <https://www.cityofperris.org/our-city/about-perris/history>. Accessed March 2024.

ⁱⁱ William B. Clark, *Gold districts of California, California Division of Mines and Geology, Sacramento, 1970, p. 175*; Report of the State Mineralogist, California State Mining Bureau, State Office, 1893, pg. 384-385; "Good Hope Mine," Wikipedia, https://en.wikipedia.org/wiki/Good_Hope_Mine, accessed March 2024.

ⁱⁱⁱ McAlester, Virginia, et al. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, 2021.

^{iv} *Riverside Independent Enterprise*, April 4, 1967; Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012; Ancestry.com. U.S., Find a Grave® Index, 1600s-Current [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

^v Ancestry.com. 1950 United States Federal Census [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2022.

^{vi} *The Perris Progress*, 16 Jan 1985, Wed ·Page 7

^{vii} *The Perris Progress*, 13 Sep 1978, Wed ·Page 1

^{viii} Ancestry.com. California, U.S., Marriage Index, 1960-1985 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.

^{ix} Ancestry.com. U.S., Social Security Applications and Claims Index, 1936-2007 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015; Ancestry.com. U.S., Find a Grave® Index, 1600s-Current [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

^x *The San Francisco Examiner*, 26 January 1968, page 36

^{xi} Ancestry.com. Texas, U.S., Birth Index, 1903-1997 [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2005.

Resource Name or #: **2334 Indian Avenue**

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B10. Significance (Continued from page 2):

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILITY REVIEW

CRHR Criterion 1: Association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The evaluated properties include one Ranch style residences and detached garage. The residence was constructed in the late 1960s during a time of growth in the Perris region. In 1973, construction of the artificial Lake Perris was completed. Prior to completion of lake, the Perris valley was a largely rural, agricultural community. The evaluated properties is not representative of the agricultural history of the City of Perris, though they are sited in a rural area. The evaluated property does not represent the recreational or industrial era that followed. It was constructed during a period of growth in the community but is not sited in a heavily populated area of the region, nor is it located near any recreational activities. As such, the property is not considered eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

The evaluated property is not strongly associated with the lives of persons important to local, California, or national history. 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 Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

The 2334 Indian Avenue property was constructed in a simple Ranch style. The dwelling featured a long, rectangular plan with a low pitch roof. The building is consistent with standard Ranch style design. The Ranch style was common in the post-WWII era, and into the 1960s and was a cost-effective style that could be built quickly as populations grew and more housing was needed. In the late 1960s, the population in the Perris Valley increased which corresponded to an increased need for housing. The Ranch style is typical of this period, and the evaluated residence is a standard example of this common style. It is not an exceptional representation of the style and is not eligible under Criterion 3. The original architects and builders of the home were not identified; as such they are not considered eligible for representing the work of a master. As such, the residence is not eligible under CRHR Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

Research and analysis of the evaluated 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. The evaluated property is not eligible under CRHR Criterion 4.

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is

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Resource Name or #: **2334 Indian Avenue**

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eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 2334 Indian Avenue property has not been found by Urbana to be individually eligible for designation under any of the criteria. Further integrity analysis is not merited.

***B12. References (Continued from page 2):**

BLM GLO. *Bureau of Land Management Government Land Office Land Grant Records Search Tool*. Website. Accessed April 2023. <https://glorerecords.blm.gov/search/default.aspx>.

California Office of Historic Preservation. *California Historical Resource Status Codes*. December 8, 2003.

History, City of Perris. Website. Accessed March 2024. <https://www.cityofperris.org/our-city/about-perris/history>

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The Los Angeles Times Newspaper files. newspapers.com

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Tricia Forsi, "Mid-Century School Design and Its Role in the Pursuit of Education," PMA Findings, 23 November 2020, <https://pmapdx.com/blog-pmafindings/14344/mid-century-school-design-and-its-role-in-the-pursuit-of-education>

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UC Santa Barbara Frame Finder.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed April 2023. <https://earthexplorer.usgs.gov/>.

Virginia McAlester, et al. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, 2021.

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William B. Clark, Gold districts of California, California Division of Mines and Geology, Sacramento, 1970, p.
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PRIMARY RECORD

Primary #

HRI #

Trinomial:

CRHR Status Code: 6Z

Other Listings:

Review Code _____ Reviewer _____ Date _____

Resource Name or #: **2304 Indian Avenue**

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P1. Other Identifier: 2304 Indian Avenue

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Perris **Date** 2021 **T** 5S ; **R** 9W ; ☐ of ☐ of **Sec** Unsectioned ; **S.B.** B.M.

c. Address 2304 Indian Avenue **City** Perris **Zip** 92571

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 478225.64 mE/ 3741572.07 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The subject property is sited west of Indian Avenue, identified as Riverside County Assessor's Parcel Number 305-100-009, the property is located towards the east end of the City of Perris, California.

***P3a. Description:** The evaluated property is located on a parcel identified as 305-100-009 and consists of a one-story ranch style residence and attached garage, constructed in 1969. The property is sited on a rectangular parcel, located west of Indian Avenue. The surrounding area is comprised of rural farmland and industrial-use properties. **See Continuation Sheet for additional description.**



***P3b. Resource Attributes:** (List attributes and codes) (HP2)

Single Family Property.

***P4. Resources Present:** ☒

Building ☒ Structure ☐ Object ☐

Site ☐ District ☐ Element of

District ☐ Other (Isolates, etc.)

P5b. Description of Photo: View of east elevation.

***P6. Date Constructed/Age and Source:**

☒-Historic: 1969

Aerial Imagery

***P7. Owner and Address:**

SMS Financial Perris LLC

***P8. Recorded by:**

Alexandrea Baker, MCP

Urbana Preservation & Planning, LLC

www.urbanapreservation.com

***P9. Date Recorded:** March 2024

***P10. Survey Type:** Historical

Resource Analysis Report

***P11. Report Citation:** (Cite survey report and other sources or enter "none.") Urbana Preservation & Planning, LLC, *Historical Resource Analysis Report, Harvest Landing Retail Center & Business Park Project, Perris, CA*, March 2024.

***Attachments:** ☐ NONE ☒ Location 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

Primary # _____

HRI# _____

CRHR Status Code: 6Z

Resource Name or #: **2304 Indian Avenue**

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B1. Historic Name: 21-101 Indian

B2. Common Name: 2304 Indian Avenue

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Ranch Style

*B6. Construction History: The one story residential building was constructed in 1969. Historic photos were not located and limited building permit data is available for the property. Historic aerials do not demonstrate significant alterations to the residence. In circa 1978, two corrugated metal ancillary buildings were added to the west end of the property. In 1998 the home's wood shake roofing was replaced with tile roofing (Permit No. 98-00658). A small portion of the previous shingle roofing is still visible at the rear. In-person observations show that the original windows have been replaced with contemporary vinyl units.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: No related features.

B9a. Architect: Not Identified b. Builder: Not Identified.

*B10. Significance: Theme N/A Area N/A Period of Significance N/A Property Type Single Family Residential
Applicable Criteria CRHR Ineligible

Constructed in 1969, the 2304 Indian Avenue property does not qualify for designation under the CRHR. The property and buildings do not exhibit features that would distinguish them architecturally or artistically, nor are they the work of a notable architect, builder, or designer under CRHR 3. No specific information was identified to indicate that the property exemplifies or represents a special element of Perris's history or is connected with a use that was once common but is now rare under CRHR 1 and 2. Lastly, further research and analysis of the subject property is unlikely to yield information important to an archaeological site under CRHR 4. **See Continuation Sheet for additional information.**

B11. Additional Resource Attributes: N/A

*B12. References: See Continuation Sheet for References

B13. Remarks: None

*B14. Evaluator: Alexandrea Baker, MCP.

Urbana Preservation & Planning, LLC

*Date of Evaluation: March 2024

(This space reserved for official comments)



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

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*NRHP Status Code: **6Z**

*Resource Name or # (Assigned by recorder) **2304 Indian Avenue**

*Map Name: Perris USGS Quadrangle Maps *Date: 2021 *Scale: 1:24,000



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Site Plan



Main Residence, c. 1969: 
Ancillary Building, c. 1978: 
Ancillary Building, c. 1978: 
Parcel Boundary: 

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Trinomial# _____

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P3a. Description (Continued from page 1)

2304 Indian Avenue Current Description

The property was originally addressed as 21-101 Indian. The residence is a one-story ranch with an attached garage, and a wide rectangular form with a side gable roof clad in tiles. Exterior building materials include a mix of horizontal and vertical board siding with a decorative stone base at the front elevation. A narrow front porch extends across the front elevation and is supported by thick square posts. At the front elevation, there are four large and one small horizontal sliding windows, all contemporary vinyl units with decorative shutters. The front door is recessed into the facade creating a small front entryway. The rear wing of the residence has a flat roof and large double doors, with large horizontal sliding windows at each elevation of the rear wing. The rear elevation has a side access door to the garage. The garage has two roll up garage doors at the north elevation. There are two large, corrugated metal ancillary buildings at the rear of the property.

B6. Construction History (Continued from page 2)

Table 1. Permit History

Date	Permitted Work	Owner and Contractor
09/21/1998	Remove wood shakes / reconstruct roof & install tile (Permit No. 98-00658)	Owner: Leona Susan Curtis Contractor: All Weather Roofing
01/31/2005	Electric upgrade to 200 AMP (Permit No. 05-00254)	Owner: Chris Leinen Contractor: Dolittle & Sitmore Electric

Resource Name or #: **2304 Indian Avenue**

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B10. Significance (Continued from page 2)

Historic Overview of Perris

Located in Riverside County, Perris encompasses approximately 32 square miles and is sited northeast of the City of Lake Elsinore, northwest of the City of Menifee, southeast of the March Air Reserve Base, and is intersected by California State Route 74.

The region was originally inhabited by the Luiseno tribes, before coming under Spanish control in the 1700s. The first Spanish Mission in California was founded in 1769; Spanish activities continued through the 1700s, though their activities were largely confined to the coastal regions. No Europeans were known to have settled in the vicinity of the Proposed Project area until the early 19th century. Sited inland from the coastal regions, the inland region was under nominal control of Mission San Luis Rey but felt little influence by Spanish, and later Mexican, colonization activities. In the 1830s, after the secularization of the mission system, the Mexican government issued several large land grants in what would become southwest Riverside County including Perris.

Prior to American control of California, wealthy Mexican landowner, Don Jose Antonio Estudillo, owned much of the area that would become the eastern portion of Perris and further east towards Hemet. In 1842, the 35,000-acre Rancho San Jacinto Viejo y Potrero was granted to Estudillo by Mexican Governor Juan B. Alvarado. The land holding encompassed the towns of Hemet, San Jacinto, Valle Vista (Florida), Winchester (Pleasant Valley), and what would become the eastern portion of Perris, and was used to graze cattle. After Estudillo's death, the land was divided and sold to American settlers.

The western portion of Perris was within the Rancho El Sobrante de San Jacinto, which was granted to Maria del Rosario and Estudillo de Aguirre by Governor Pio Pico in 1846. This land holding was approximately 48,847 acres, and included western Perris Valley, the Canyon Lake area, and the Lake Mathews region.

The first American settlement in the area that would become Perris occurred in the 1880s. In 1881, the California Southern Railroad (CSRR) lay tracks through the valley, leading to the termination of the transcontinental route of the Santa Fe Railway in San Diego. Fredrick Thomas Perris was tasked with survey and construction of the route. After the completion of the railroad in 1882, settlers began moving to the valley, drawn to the area for the access to the railroad and the idea of cheap land. Agriculture soon became the main industry in the area, with alfalfa, potatoes, onions, and grapes grown in the region.ⁱ

Mining was another valuable industry in the area when gold deposits were found in the surrounding hills, and the mining claims expanded to include tin, coal, and clay. The Pinacate Mining District was established in the 1950s, in the hills between Perris and Lake Elsinore. The Good Hope vein, the principal gold mine in the Pinacate Mining District, was first discovered in 1874 and by 1889 the mine had become one of the top producers in Southern California. Mining of the Good Hope peaked circa 1903, before production slowed. The ore produced from the mine required fine crushing and careful amalgamation and concentration. Insufficient water supplies made running the needed mills difficult and production was inefficient. The extensive production process made it difficult to turn a profit from the mine. In the 1930s, an effort was made to reopen the Good Hope mine, but underground flooding led to the mine closing. Associated mines in the Pinacate Mining District included the Argonaut, Brady, Colton, Good Hope, Hoag, Lake View, Lucky Strike, Musick, Rosalia, Santa Fe, Santa Rosa, Shay, and Victor.ⁱⁱ

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By the 1880s, the Perris Valley region had reached a population of 400 people. In 1885, the residents of the central and northern parts of the Perris Valley called for the creation of a centrally located townsite. The CSRR Company purchased land for the project, and Fred T. Perris, CSRR's Chief Engineer, visited the valley to study the proposal. Establishment of the townsite began with construction of a depot and well. Residents in the area donated land to the railroad in exchange for establishing a station at the new town. The town was named after California Southern Railroad's Fred T. Perris to commemorate his efforts of surveying much of the Perris Valley ahead of the railroad construction.

The Perris townsite was officially named a station on the transcontinental route of the Santa Fe railway in April 1887. By 1887, six passenger trains and two freight trains stopped at the Perris station daily. This connection led to rapid growth in the region until the early 1890s when heavy storms repeatedly washed out the tracks in the Temecula Gorge. As a result, the railroad abandoned service to San Diego by way of Perris.

The need for a water system and other critical infrastructure led to establishment of a local government in 1911. Perris residents submitted a petition to the Riverside County Board of Supervisors seeking incorporation. The community voted on the petition in April 1911; 101 votes were cast, with a majority in favor of cityhood. In May 1911, Perris was officially incorporated. At the time the population was estimated to be around 300 people. By 1920, the city's population had grown to 499 residents. By 1930, population was recorded at 763. In 1940 population reached 1,011 and by 1950, in the post-WWII era, Perris grew to 1,807 residents. Preceding the post-WWII period, agriculture remained as the primary industry in the region, with dry grain farming as the predominant technique and crop until water was brought to the valley in the early 1950s by the Eastern Municipal Water District. At that point, more water intensive crops such as alfalfa and potatoes, and later sugar beets, became the mainstay of farming in the Perris Valley.

In the late 1960s and the early 1970s, Lake Perris was constructed. The artificial lake was completed in 1973 and is the southern terminus of the California State Water Project and part of the Lake Perris State Recreation Area. After the lake was constructed, Perris saw a increase in development as the area became a popular recreation destination. The 1960s saw the construction of housing tracts in the area, consistent with the post-war housing boom seen in much of Southern California. In 1960, population of the city was recorded and 2,950 and in 1970, it reached 4,228. Into the contemporary period, Perris has continued to grow and develop as a low-density rural community. Between 1980 to 1990, the population grew from 6,827 to 21,460. Since the 1990's the city has expanded with the construction of large industrial buildings and planned subdivisions. The 2022 census reported a population of approximately 80,200 people.

Ranch Style Architecture

The Ranch style of architecture originated in the mid-1930s in southern California. Its simple form made it relatively cheap to construct, and it was one of the styles permitted to be built under FHA financing guidelines. Into the 1950s, Ranch style homes represented sheltered privacy and a sense of security from the happenings of the Cold War, when Civil Defense needs stressed strength of the family and home as strength of the country. Throughout the United States, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s.

After World War II, the style began to gain popularity. It was the most popular style of architecture in the 1950s and 1960s. The style was often found in large, mass constructed subdivisions. Ranch house suburbs were common across the country, especially in areas that saw a housing boom post-war. The style was

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especially popular in the southern, Sunbelt region, where relatively cheap land prices allowed for the sprawling style to be built. The increased use of automobiles after World War II facilitated the widespread construction of the ranch style house. Mass constructed ranch style suburbs were constructed on large swaths of undeveloped land – away from the cities. Cars made it possible for people to travel from the city to their homes in the suburbs.

The style was loosely based on early Spanish Colonial ranch houses in the American Southwest. The ranch style that came about in the mid-century was advertised as part of a casual family-oriented lifestyle for postwar families. It was more accessible to most Americans than other modern styles seen at the time. The style met the demand for housing that reflected the latest architectural aesthetic, stylistic details, and materials, including interior courtyards, aluminum framed windows, sliding glass doors, flat roofs, and masonry screen walls, while remaining affordable. The Ranch style home was typically built with a broad, one-story shape, built low to the ground, with a low-pitched roof. The front entry is typically off-center and sheltered under the main roof of the house. The garage is typically attached, elongating the building's form. They typically have a large picture window and an asymmetrical façade.ⁱⁱⁱ Character-defining features of Ranch style homes are listed below.

- Broad, one-story horizontal massing
- Built low to the ground
- Asymmetrical façade
- Off-center front door
- Low-pitched roof without dormers
- Moderate to wide roof overhang
- Large picture windows
- Multiple window shapes and sizes
- Integrated "slants"
- Different wall-cladding materials
- Garage attached to main façade
- One of four general subtypes that are based on roof form
 - o Hipped roof
 - o Cross-hipped roof
 - o Side-gable roof
 - o Cross-gable roof

Property Ownership History

The 2304 Indian Avenue was constructed in 1969. 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 born in Atoka, Oklahoma in 1927. He lived in the Perris Valley for 35 years and 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. Leona Thommes was born in 1921. She was previously married to Levi A. Curtis; she had one daughter, Kathleen, through this marriage. Levi Curtis passed away in 1968. The couple was married in 1969 in San Bernardino, California. They had one son, Don Reed. Grayson Reed passed away in 1990.^{iv} Susan passed away in 2022.^v In 2004, ownership passed from Leona Susan Reed and her daughter Kathleen Leinen to her granddaughter Christine Leinen. Christine Leinen owned the residence until 2022. She attended

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Perris High School and participated in the local 4H Club.^{vi} In 2022, Leinen sold the residence to Howard Industrial Partners. In 2023, it was sold to SMS Financial Strategic Investments, the current owners.

Table 2. Property Ownership History

Date	Owner	Source
1969	Construction Year (21-101 Indian)	
1969-1990	Grayson D. and Leona (Curtis) Reed	Deed of Reconveyance U.S. Directories (Ancestry.com) U.S. Public Records (Ancestry.com) <i>The Perris Progress</i> , March 21, 1990
1990-2004	Leona Susan (Curtis) Reed	U.S. Public Records (Ancestry.com) Permit Records
2004	Leona Susan Reed Kathleen E Leinen	Riverside County Deed
2004-2022	Christine Marie Leinen	U.S. Public Records (Ancestry.com) Riverside County Deed
2022-2023	Hip So-Cal Properties Howard Industrial Partners LLC	Riverside County Deed
2023-Present	SMS Financial Strategic Investments	Riverside County Deed

ⁱ City of Perris, "History," <https://www.cityofperris.org/our-city/about-perris/history>. Accessed March 2024.

ⁱⁱ [William B. Clark, *Gold districts of California*, California Division of Mines and Geology, Sacramento, 1970, p. 175](#); Report of the State Mineralogist, California State Mining Bureau, State Office, 1893, pg. 384-385; "Good Hope Mine," Wikipedia, https://en.wikipedia.org/wiki/Good_Hope_Mine, accessed March 2024.

ⁱⁱⁱ McAlester, Virginia, et al. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, 2021.

^{iv} *The Perris Progress*, 31 March 1990, page_10; Ancestry.com. California, U.S., Marriage Index, 1960-1985 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007; *The Perris Progress*, Wed, May 15, 1968 ·Page 4

^v Riverside County Death Certificate, 2022.

^{vi} *The Perris Progress*, Wed, Sep 23, 1987 ·Page 1

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B10. Significance (Continued from page 2):

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILITY REVIEW

CRHR Criterion 1: Association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The evaluated properties include one Ranch style residence and to ancillary buildings. The residence was constructed in the late 1960s during a time of growth in the Perris region. In 1973, construction of the artificial Lake Perris was completed. Prior to completion of lake, the Perris valley was a largely rural, agricultural community. The evaluated properties is not representative of the agricultural history of the City of Perris, though they are sited in a rural area. The evaluated property does not represent the recreational or industrial era that followed. It was constructed during a period of growth in the community but is not sited in a heavily populated area of the region, nor is it located near any recreational activities. As such, the property is not considered eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

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 Reed's do not rise to the necessary level of local or state significance; as such, the property is not considered eligible under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

The 2304 Indian Avenue property was constructed in a simple Ranch style. The dwelling featured a long, rectangular plan with a low pitch roof. The building is consistent with standard Ranch style design. The Ranch style was common in the post-WWII era, and into the 1960s and was a cost-effective style that could be built quickly as populations grew and more housing was needed. In the late 1960s, the population in the Perris Valley increased which corresponded to an increased need for housing. The Ranch style is typical of this period, and the evaluated residence is a standard example of this common style. It is not an exceptional representation of the style and is not eligible under Criterion 3. The original architects and builders of the home were not identified; as such they are not considered eligible for representing the work of a master. As such, the residence is not eligible under CRHR Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

Research and analysis of the evaluated 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. The evaluated property is not eligible under CRHR Criterion 4.

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is

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eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 2304 Indian Avenue property has not been found by Urbana to be individually eligible for designation under any of the criteria. Further integrity analysis is not merited.

***B12. References (Continued from page 2):**

BLM GLO. *Bureau of Land Management Government Land Office Land Grant Records Search Tool*. Website. Accessed April 2023. <https://glorerecords.blm.gov/search/default.aspx>.

California Office of Historic Preservation. *California Historical Resource Status Codes*. December 8, 2003.

History, City of Perris. Website. Accessed March 2024. <https://www.cityofperris.org/our-city/about-perris/history>

HistoricAerials.com

The Californian Newspaper files. Newspapers.com

The Los Angeles Times Newspaper files. newspapers.com

The Perris Progress Newspaper files. Newspapers.com

The San Bernardino County Sun Newspaper files. Newspaper.com

Tooele Transcript-Bulletin Newspaper files. Newspaper.com

Tricia Forsi, "Mid-Century School Design and Its Role in the Pursuit of Education," PMA Findings, 23 November 2020, <https://pmapdx.com/blog-pmafindings/14344/mid-century-school-design-and-its-role-in-the-pursuit-of-education>

US Census Data. Ancestry.com. 1920-1950.

UC Santa Barbara Frame Finder.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed April 2023. <https://earthexplorer.usgs.gov/>.

Virginia McAlester, et al. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, 2021.

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William B. Clark, Gold districts of California, California Division of Mines and Geology, Sacramento, 1970, p.
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APPENDIX E

PREPARER QUALIFICATIONS

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

Founding Principal, **Wendy L. Tinsley Becker, RPH, AICP**, brings an expert background in American history, architecture, and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the *draft standards* established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy is a co-author and editor of the AICP Certified Urban Designer Exam Study Guide (V1.0) released in March 2016. From 2013 forward she has provided professional training to AICP exam applicants as part of the American Planning Association California Chapter – San Diego Section annual exam training program.

Wendy has assisted municipalities, utility providers, and lead agencies in preservation planning program development and implementation efforts. She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. She was the author / facilitator and lead historic preservation consultant for the City of Chula Vista's award-winning Municipal Preservation Planning Program. She authored the Historic Preservation Element for the City of La Mesa's award winning 2011 / 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company including preparation of a programmatic guide for the treatment of all historic-era properties in the company's 55,000 square mile service territory. She served as the lead Architectural Historian for the City and County of Honolulu High Capacity Transit Corridor Project's Kako'o (Section 106 Programmatic Agreement Program manager) consultant team. Wendy's professional analysis and determinations are reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, the Bureau of Land Management, and the National Park Service.

Her current interests include facilitating approvals for brick and mortar construction and building rehabilitation projects, and working with community-based organizations that emphasize public participation while striving for the improvement of the built environment through good urban and architectural design and associated social programs.

EDUCATION

Master of City Planning,
Preservation & Urban Design Emphasis
San Diego State University

—
Bachelor of Arts – History
San Diego State University

REGISTRATIONS

American Institute of Certified Planners
(#022838)
Register of Professional Historians
(#612)

EXPERIENCE

2005-present: Founding Principal
Urbana Preservation & Planning, LLC

—
2012-present: Faculty Lecturer
San Diego State University
City Planning Graduate Program

—
2006-2017: Faculty Instructor
University of California, San Diego
Urban Planning & Development Program

—
2002-2005: Historian / Planner
Architectural Resources Group

—
2001-2002: Historian / Planner
Historic Research Services

—
2000-2001: Historian
Office of Marie Burke Lia, Esq.

—
1996-1999: Asst. Coordinator +
Researcher:
SHPO/CHRIS
South Coastal Information Center

PROJECT EXPERIENCE*

In-Progress	<i>Post Rock Resources of Kansas National Register Nominations; Lincoln, Mitchell, Rush, and Russell Counties, KS.</i>
In-Progress	<i>USACE Santa Fe Dam Evaluation; Los Angeles, CA.</i>
2021	<i>City of Laguna Beach Preservation 101 Workshop – Staff Training, Laguna Beach, CA.</i>
2021	<i>Post Rock Resources of Kansas Survey and MPDF; Lincoln, Mitchell, Rush, and Russell Counties, KS.</i>
2021	<i>Historic Resource Research Report: 3800 University Ave; San Diego, CA.</i>
2021	<i>860 Muender Ave Historic Integrity Memo; Sunnyvale, CA.</i>
2021	<i>Lafayette Hotel Rehabilitation & Tax Credit Consulting; San Diego, CA.</i>
2021	<i>Old Tavern Rehabilitation & Tax Credit Consulting; Sacramento, CA.</i>
2021	<i>Historic Resource Research Report: 4070-72 Georgia Street; San Diego, CA.</i>
2021	<i>Transmission Line Rating & Remediation Project, Ivanpah Control Line, Archival Research Package, Southern California Edison, Southern California.</i>
2021	<i>528 E. Mission Road Historic Resource Analysis Report; San Marcos, CA.</i>
2021	<i>4055 Lytle Street – Getchell Ranch / The Stone House Historic American Building Record (HABS) Level II Documentation, Fontana, CA.</i>
2021	<i>Norco Egg Ranch Historic American Building Record (HABS) Level II Documentation, Norco, CA.</i>
2021	<i>East Gilman Channel Historic American Engineering Record (HAER) & Monument Consulting, Banning, CA.</i>
2021	<i>5265 N. 4th Street Historical Resource Summary; Irwindale, CA.</i>
2021	<i>Historic Resource Analysis Report: 3611 Hyacinth Drive Historic Designation Package, San Diego, CA.</i>
2021	<i>Historic Resource Analysis Report: 2675 Clove Street Historic Designation Package, San Diego, CA.</i>
2021	<i>Historic Resource Analysis Report: 8301 La Mesa Blvd Historic Assessment; La Mesa, CA.</i>
2021	<i>1033 Pandora Drive Historic Designation; La Mesa, CA.</i>
2021	<i>7345 Remley Place Mills Act Application and Rehabilitation Plan, San Diego, CA.</i>
2021	<i>3629 Front St Mills Act Application and Rehabilitation Plan, San Diego, CA.</i>
2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report.</i>
2020	<i>Historic Resource Research Report: Historic Designation & Mills Act Package, 1135 Devonshire Drive, San Diego, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation Package, 3575 Via Flores, San Diego, CA.</i>
2020	<i>Historic Resource Analysis Report and CA DPR Forms, Archibald and Schaefer RV Park, City of Ontario, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation & Mills Act Package, 2275 Evergreen Street, San Diego, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation & Mills Act Package, 9434 Sierra Vista Drive, La Mesa, CA.</i>
2020	<i>Historic Resource Analysis Report: CEQA Evaluation and CA DPR Forms, Mira Loma Quartermaster Depot, Rutan & Tucker, LLP, Jurupa Valley, CA.</i>
2020	<i>Historical Resource Evaluation Memorandum & CA DPR Forms, Ontario RV Storage Mitigated Negative Declaration, Ontario, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation 1610 Santa Barbara Street, San Diego, CA.</i>
2020	<i>Red Fox Room Retroactive Review, JCG Development, San Diego, CA.</i>

BOARDS + COMMITTEES

Chair / Immediate Past Chair: American Planning Association National Urban Design & Preservation Division, 04/2012-12/2016
—
Founder + Volunteer Executive Director / Ex –Officio Director: Built Environment Education Program (BEEP) San Diego, 2008-2015
—
Education Committee Member: California Preservation Foundation, 04/2012-04/2014
—
Vice-Chair + Newsletter Editor: APA National Urban Design & Preservation Division, 01/2010-03/2012
—
Director & Education Chair: San Diego Architectural Foundation, 11/2008- 2011
—
Appointed Public Member: City of San Diego Historical Resources Board Incentives Subcommittee, 08/2008- 02/2010
—
Advisor/Member – UCSD Extension Advisory Group Urban Planning & Development Certificate Program, 2007 forward
—
Founding President – Jack London District Association, 2005-2006

SELECT AWARDS

2016 - Award of Excellence for Preservation Advancement - City of San Diego Historical Resources Board (recognized for Urbana's preservation planning study for the San Diego State Normal School Campus & San Diego City Schools Historic District).
—
2014 - American Planning Association (APA) San Diego Chapter – Planning Agency Award for preparation of La Mesa 2030 General Plan. *Historic Preservation Element prepared by WLTB / Urbana.

Senior Historian, **Douglas Kupel**, holds a Ph.D. in History from Arizona State University, a graduate certificate in Archaeology from the University of South Carolina, and a Bachelor of Arts in History from the University of Oregon. Doug is a cultural resources expert with a diverse background in sustainable water resources, environmental planning, and historic preservation. He meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History, Architectural History, and Historical Archaeology. He brings extensive experience in preparing National Register Nominations and completing cultural resource surveys and inventories for properties in California and Arizona, and additionally maintains exceptional leadership and project management skills having served as the Deputy Water Services Director and Environmental Program Manager for the City of Glendale, Arizona. In these positions Doug supervised several divisions and managed nine divisional budgets. He additionally worked for the City of Phoenix as a Water Advisor and Natural Resources Historian. Doug began his career working as an archaeological and historic sites consultant in California and Arizona, and later served as a Historian for the Arizona State Office of Historic Preservation (OHP). He is adjunct faculty at several colleges and universities in Arizona, having taught from 1996 forward. Doug serves on the Arizona OHP Historic Sites Review Committee (HSRC).

SELECT PROJECT EXPERIENCE

In Process	<i>US Underground Railroad Resources Theme Study Update, National Council of State Historic Preservation Officers and National Park Service.</i>
2023	<i>Eldorado-Pisgah-Lugo Project Historic-Era Built Environment Survey Report, Southern California Edison.</i>
2023	<i>Historic Resource Research Report, Friendship Hotel (San Diego, CA).</i>
2023	<i>County of San Diego Fire Mitigation Program Subject Matter Expert Surveys.</i>
2022-2023	<i>City of La Quinta Historic Resource Survey and Context Statement.</i>
2022	<i>Post Rock Resources of Kansas National Register Nominations (Gernon House, Berhorst Bros. Hardware Building, Lucas School Gymnasium).</i>
2022	<i>Preliminary Study for Caltrans Bicycle and Pedestrian Improvement Project Environmental Clearance (Pomona, CA).</i>
2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Tribal Consultation (Southern CA).</i>
2021	<i>Coast Highway Bridge Replacement Project – Caltrans Environmental Clearance (Oceanside, CA).</i>
2021	<i>4055 Lytle Creek Historic American Building Survey (HABS) Level II Documentation (Fontana, CA).</i>
2021	<i>Eisen Egg Ranch Historic American Building Survey (HABS) Level II Documentation (Norco, CA).</i>
2020	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.</i>
2020	<i>Miraloma Quartermaster Depot Historical Resource Analysis Report, Link Logistics Real Estate (Jurupa Valley, CA).</i>
2020	<i>East Gilman Channel Mitigation – Historic American Engineering Record (HAER) Documentation, Envicom (Banning, CA).</i>
2020-21	<i>US Patent Litigation Expert Witness Consulting; Hunton, Andrews, Kurth, LLP (Napa, CA).</i>
2020-21	<i>Avo Theater Rehabilitation Tax Credit Consulting, JCG Development (Vista, CA).</i>
2020-21	<i>Determination of Historic Significance Report Peer Reviews, City of Coronado (Coronado, CA).</i>
2019-2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA).</i>
2019	<i>Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.</i>

EDUCATION

Doctor of Philosophy – History
 School of Historical, Philosophical
 and Religious Studies
 Arizona State University

*Dissertation Title: Urban Water in
 the Arid West: Municipal Water and
 Sewer Utilities in Phoenix, Arizona.*

Master of Education – Educational
 Leadership
 Northern Arizona University

Master of Arts – History
 University of Arizona

Graduate Certificate –
 Archaeology
 University of South Carolina

Bachelor of Arts – History
 University of Oregon, Eugene

REGISTRATIONS

Society of Professional
 Archaeologists – Registered
 Professional Archaeologist,
 No. 10353

Organization of American
 Historians
 No. 48527

PUBLICATIONS

*Fuel for Growth: Water and
 Arizona's Urban Environment*
 University of Arizona Press, 2006

PROFESSIONAL EXPERIENCE

Senior Historian / Archaeologist:
 Urbana Preservation & Planning,
 LLC (San Diego, CA) 2019-present

Adjunct Faculty 1996 - present

Alexandrea Baker, MCP
Urban / Preservation Planner + GIS Technician
alex@urbanapreservation.com

Urban / Preservation Planner + GIS Technician, **Alexandrea Baker**, Alexandria holds a Bachelor of Arts in Geography, with a minor in Community and Regional Planning, from the University of Nebraska and a Master of City Planning from San Diego State University. The capstone project for her graduate degree was a partnership with Metropolitan Transit System evaluating the shared bus / bike lane on El Cajon Boulevard, a historic auto corridor envisioned for revitalization and increased density. Alex brings previous municipal experience having worked for the City of Richmond, California, where she completed research for a safe parking program, helped process project approvals, processed CEQA documents, and supported public outreach. Alex additionally worked for Alta Planning + Design where she coordinated public outreach, scheduled site visits, and completed mapping for proposed planning projects. She is a recognized GIS and cultural landscape specialist on the Urbana team. At Urbana she surveys historic-era built environment sites, conducts property specific and contextual research, identifies cultural landscapes consistent with National Register Bulletin No. 36, and prepares GIS maps for all Urbana projects. Having completed graduate school, and with her roots in the Midwestern states of Wisconsin and Illinois, Alex recently relocated from California to her hometown of St. Charles and is working to expand Urbana's presence in the region.

PROJECT EXPERIENCE

2022	<i>Determination of Historic Significance Report for 440 Pomona Avenue Coronado, California.</i>
2022	<i>Determination of Historic Significance Report for 210 E Avenue Coronado, California.</i>
2022	<i>3112 Curtis Street Mills Act Application San Diego, California.</i>
2022	<i>The Muse Mills Act Application La Jolla, California.</i>
2022	<i>Post Rock Resources of Kansas National Register Nominations.</i>
2021	<i>Olson Townhomes Historic Architectural Evaluation Huntington Beach, CA.</i>
2019-2021	<i>GIS Mapping of Historic-Era Built Environment Cultural Resources within the SCE Service Territory Mono, Tulare, Inyo, Kern, Ventura, Los Angeles, San Bernardino, Riverside, and Orange Counties, California.</i>
2021	<i>Post Rock Resources of Kansas Survey; Lincoln, Mitchell, Rush, and Russell Counties, KS.</i>
2021	<i>GIS Mapping for the To Kalon Vineyard Patent Litigation Project Hunton Andrews Kurth, LLP; Napa Valley, California.</i>
2021	<i>Determination of Historic Significance Report for 135 I Avenue Coronado, California.</i>
2021	<i>Determination of Historic Significance Report for 777 B Avenue Coronado, California.</i>
2021	<i>Determination of Historic Significance Report for 1425 7th Street Coronado, California.</i>
2021	<i>Historical Resource Designation and Mills Act Application for 2275 Evergreen Street San Diego, California.</i>
2019-2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah - Control Transmission Corridor, Historic-Era Built Environment Survey Report Inyo, Kern, and San Bernardino, Counties, California. and Clark County, Nevada.</i>
2019-2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report Kern and Los Angeles Counties, California.</i>

EDUCATION

Master of City Planning
San Diego State University

—
Bachelor of Arts— Geography,
University of Nebraska-Lincoln

PROFESSIONAL EXPERIENCE

Urban / Preservation Planner + GIS
Technician: Urbana Preservation &
Planning, LLC (San Diego, CA)
2018 – present

—
Planning Intern: Alta Planning
(San Diego, CA), 2019

—
Planning Intern: City of Richmond
(Richmond, CA), 2019

—
Planning Intern: Maxable
(San Diego, CA), 2018-
2019

—
Para Educator: Mid Valley Special
Education Cooperative (St.
Charles, IL), 2017-2018

—
Teacher Assistant: Lincoln Family
Services (Lincoln, NE), 2016-2017

MEMBERSHIPS

American Planning Association

RELATED COURSEWORK
Community and Regional Planning

GIS Applications in Planning

Plan and Design: Built
Environment



2020-2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Pisgah-Lugo Transmission Corridor, Historic-Era Built Environment Survey Report</i> San Bernardino County, California.
2020-2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report</i> Inyo and Mono Counties, California.
2020	<i>Historic Property Survey Report, Rancho Miramonte Project</i> Chino, California.
2020	<i>Historic Site Designation Report for 4350 Nabal Drive</i> La Mesa, California.
2020	<i>Historic Resource Research Report for 4630 Date Avenue</i> La Mesa, California.
2020	<i>Historic Resource Research Report for 2956 Roosevelt Street</i> Carlsbad, California.
2020	<i>Historic Resource Research Report for 5930 Division Street</i> San Diego, California.
2020	<i>Middle Ranch Pipeline Historic Resource Analysis Report</i> Santa Catalina Island, California.
2019	<i>California's Mojave Desert Region Cultural Landscape Survey, Eligibility, Documentation and Mapping Project</i> Mojave Desert, California.
2018	<i>Owens Valley, California Historic Cultural Landscape Survey, Eligibility Documentation and Mapping Project</i> Owens Valley, California.
2018	<i>Kern County Region Historic Agricultural Landscape Survey, Eligibility, Documentation, and Mapping Project</i> Kern County, California.

RELATED COURSEWORK CON'T

Urbanization of Rural Land

Active and Healthy Community
Development

Environmental Planning and Policy

Analysis and Public Affairs

SAP Environment, Health, and
Safety for Operational
Sustainability (2021 Edition)

