

# Appendix C

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## Cultural Resources Report

# CULTURAL RESOURCES REPORT FOR THE PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT, CITY OF PERRIS, RIVERSIDE COUNTY, CALIFORNIA

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**MAY 2021**



CULTURAL RESOURCES REPORT FOR THE  
PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

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**NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION**

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**Project Proponent:** Patriot Development Partners

**Report Date:** May 2021

**Report Title:** Cultural Resources Report for the Perris Boulevard and Morgan Street Industrial Park Project, City of Perris, Riverside County, California

**Type of Study:** Cultural Resources Inventory, Significance Evaluation

**New Resources:** N/A

**Updated Sites:** N/A

**USGS Quads:** Fontana 7.5' T1N/R5W Section 32

**Acreage:** Approximately 4.24-gross acres

**Permit Numbers:** N/A

**Keywords:** California Environmental Quality Act (CEQA); City of Perris; Coudures; cultural resources inventory; pedestrian survey; Negative Survey

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## Executive Summary

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Dudek was retained by Patriot Development Partners to conduct a cultural resources inventory in support of the proposed Perris Boulevard and Morgan Street Industrial Park Project (Project). As currently planned, the Project would be located on a 15.4-acre (gross) property at the southeast corner of Perris Boulevard and Morgan Street (Project site) and includes construction of four single industrial/warehouse buildings equaling approximately 283,179 square feet (inclusive of office/mezzanine). The project site has been enrolled under a California Land Conservation Act contract (Williamson Act contract), though agricultural practices have not occurred on the project site since at least 1995 and the contract is currently in the process of being cancelled. While no historic-aged buildings remain at the proposed Project site, the Project proposes to demolish a eucalyptus tree row/windbreak in the City of Perris, which is over 45 years old.

This study included the following components: (1) a California Historical Resources Information System (CHRIS) records search conducted at the Eastern Information Center (EIC) addressing the proposed Project site plus a one-mile radius surrounding the proposed Project site; (2) a review of the California Native American Heritage Commission's (NAHC's) Sacred Lands File (SLF); (3) an intensive pedestrian survey of the proposed Project site for cultural resources; (4) evaluation of one windbreak feature over 45 years old for historical significance; and (5) associated recommendations.

This study is compliant with California Public Resources Code (PRC) Section 5024.1, Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) (PRC Section 21000 et seq.), and Section 15064.5 of the CEQA Guidelines (14 CCR Section 15000 et seq.). PRC Section 5024.1 requires the identification and evaluation of historical resources that may be affected by a proposed project.

Dudek requested a CHRIS records search at the EIC on June 11, 2020. The response was received on October 20, 2020. The EIC records indicate that fifty-one (51) cultural resources investigations have been conducted within one-mile of the Project site, with only six intersecting. A total of sixteen (16) resources have been recorded within the surrounding one-mile records search area. These resources consist almost entirely of historic resources with only one prehistoric ceramic scatter. No resources were previously recorded within the Project area.

Dudek contacted the NAHC on June 11, 2020, requesting a search of the SLF records. In their response dated June 11, 2020, the NAHC stated that the results of the SLF search were negative. They recommended contacting 21 Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the proposed Project site. Dudek sent letters via certified mail to each representative on the NAHC contact list on October 3, 2020. To date, Dudek received three responses. Should additional responses be received, Dudek will notify the City of Perris (City) and integrate these responses into the study.

Dudek conducted an intensive-level pedestrian survey for built environment resources on of the proposed Project site on June 17, 2020. The area was highly disturbed by previous development. The survey yielded no new archaeological resources.

Based on the results of this cultural resources study, all of the built environment resources located in the study area appear not eligible for the National Register of Historic Places, California Register of Historic Resources, or



local designation criteria. Based on the results of the CHRIS records search, Native American coordination, and pedestrian survey, there are no known resources onsite.

The Project area contains moderate potential for subsurface deposits of cultural resources on the northern half. Full time monitoring by an archaeological monitor and a Native American Monitor is recommended for the initial ground disturbing activities on the northern half of the Project for potentially buried or capped archaeological resources; as well as on-site Worker Environmental Awareness Program (WEAP).

These recommendations are in line with standard mitigation measures required by the City of projects that have a potential to affect tribal cultural resources. These standard mitigation measures, which require archaeological and tribal monitoring during ground disturbance, as well as coordination with Native American tribal representatives, would be required of the Project applicant.

# 1 Introduction

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Dudek was retained by Patriot Development Partners to conduct a cultural resources study in support of the proposed Perris Boulevard and Morgan Street Industrial Park Project (Project). This cultural resources study includes the following components: (1) a California Historical Resources Information System (CHRIS) records search conducted at the Eastern Information Center (EIC) addressing the proposed Project site plus a one-mile radius; (2) a review of the California Native American Heritage Commission's (NAHC's) Sacred Lands File (SLF); (3) a reconnaissance-level pedestrian survey of the proposed Project site for archaeological and built environment resources; (4) a historical significance evaluation of the eucalyptus tree windbreak feature within the proposed Project site that are over 45 years old; and (5) associated recommendations.

This study is compliant with California Public Resources Code (PRC) Section 5024.1, Section 5097.5, and Section 30244 and Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) (PRC Section 21000 et seq.), and Section 15064.5 of the CEQA Guidelines (14 CCR Section 15000 et seq.).

## 1.1 Project Location and Description

### **Project Location**

The Project site is located at 3562 North Perris Boulevard (APNs 303-080-017, 303-080-007, 303-080-018) in the northern part of the City of Perris (City) in Riverside County. Locally, the Project site is bounded by Morgan Street to the north; North Perris Boulevard to the east; and distribution centers or industrial/warehouse uses to the south and west (Figure 1).

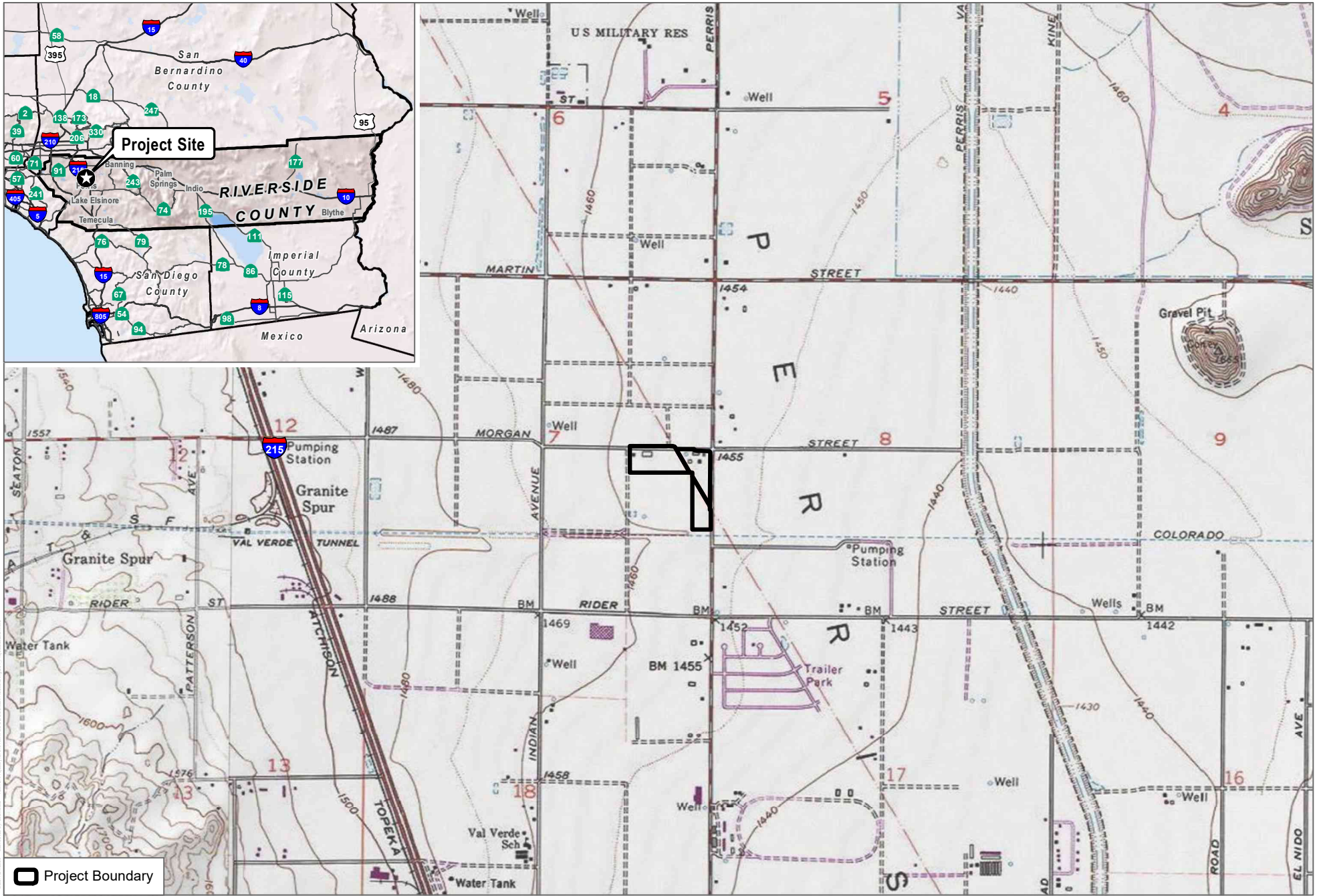
### **Project Description**

The proposed Project would be located on a 15.4-acre (gross) property at the southeast corner of Perris Boulevard and Morgan Street (Project site) and includes construction of four single industrial/warehouse buildings equaling approximately 316,496 square feet (inclusive of office/mezzanine). Associated improvements include loading docks, truck and vehicle parking, and landscape areas. As part of this Project, the eucalyptus tree row lining Morgan Street would be removed.

The Project site is currently enrolled under a California Land Conservation Act contract (Williamson Act contract) between the current property owner and the City. While the Project site is currently enrolled under a Williamson Act contract, the Project site is not currently being used for agricultural operations. While the Project site is currently enrolled under a Williamson Act contract, the Project site is not currently being used for agricultural operations. Additionally, the Project site is mapped by the Department of Conservation as Urban and Built Up-Land (DOC 2020) which is a mapping unit that typically precludes lands from being eligible for enrollment under a California Land Conservation Act contract. The Project site is located within in urbanized and industrial part of the City. No lands surrounding the Project site are currently used for agricultural operations.

## 1.2 Project Personnel

This report and associated property evaluation was prepared by Dudek Architectural Historian Kate Kaiser, MSHP, and Dudek Archaeologist Jessica Colston, BA. The report was reviewed for quality assurance/quality control by Dudek Principal Architectural Historian Samantha Murray, MA. All authors and reviewers meet the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for architectural history or archaeology (see Appendix A, Preparers' Qualifications, for resumes).



SOURCE: USGS 7.5-Minute Series Perris Quadrangle

**FIGURE 1**

**Project Location**

Perris Boulevard and Morgan Street Industrial Park Project

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## 1.3 Regulatory Setting

### Federal

While there is no federal nexus for this Project, the subject properties were evaluated in consideration of the National Register of Historic Places (NRHP) designation criteria and integrity requirements.

#### *National Register of Historic Places*

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

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

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration to be considered for listing).

### State

#### *California Register of Historical Resources*

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the California

Register of Historical Resources (CRHR) “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (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 our 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.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

### **California Environmental Quality Act**

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.



3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

#### **California Health and Safety Code Section 7050.5**

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains can occur until the county coroner has examined the remains (Health and Safety Code Section 7050.5(b)). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the county coroner determines or has reason to believe the remains are those of a Native American, the county coroner must contact the NAHC within 24 hours (Health and Safety Code Section 7050.5(c)). The NAHC will notify the most likely descendant (MLD). With the permission of the landowner, the MLD may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the MLD by the NAHC. The MLD may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

#### **Assembly Bill 52**

California Assembly Bill (AB) 52, which took effect July 1, 2015, establishes a consultation process between California Native American Tribes and lead agencies in order to address tribal concerns regarding project impacts and mitigation to “tribal cultural resources” (TCR). Public Resources Code section 21074(a) defines TCRs and states that a project that has the potential to cause a substantial adverse change to a TCR is a project that may have an adverse effect on the environment. A TCR is defined as a site, feature, place, cultural landscape, sacred place, and object with cultural value to a California Native American tribe that is either:

1. listed or eligible for listing in the CRHR or a local register of historical resources, or
2. determined by a lead agency to be a TCR.

#### **Local**

##### ***Conservation Element of the City of Perris General Plan***

The Conservation Element of the City of Perris General Plan (2005) provides the following two measures that pertain to cultural resources:

Measure IV.A.2: For all projects subject to CEQA, applicants will be required to submit results of an archaeological records request through the Eastern Information Center at the University of Riverside.

Measure IV.A.3: Require Phase I Surveys for all projects located in areas that have not been previously surveyed for archaeological or historic resources, or which lie near areas where archaeological or historic sites have been recorded.

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## 2 Background Research

### 2.1 CHRIS Records Search

On June 11, 2020 Dudek requested a record search of the California Historical Resources Information System (CHRIS) at the Eastern Information Center (EIC), located on the campus of University of California Riverside, of the proposed Project site and a one-mile records search area. Results were received on October 20, 2020. This search included their collections of mapped prehistoric, historic, and built environment resources, Department of Parks and Recreation Site Records, technical reports, and ethnographic references. Additional consulted sources include historical maps of the study area, the NRHP, the CRHR, the California Historic Property Data File, the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. The results of the records search are presented in Confidential Appendix B.

#### Previously Conducted Cultural Resources Investigations

The EIC records indicate that fifty-one (51) cultural resources investigations have been conducted within one-mile of the proposed Project site. Of these, six (6) studies have been conducted adjacent to the proposed Project site (RI-05444, RI-06072, RI-06073, RI-06074, RI-06898, and RI-10199) and no studies have been conducted within the proposed Project site. Table 1, below, summarizes all previous cultural resources studies.

**Table 1. Reports Within One-Mile of Search Buffer**

Report Number	Title	Author	Year
RI-00572	Cultural Resource Survey of the Metro Park Project Proposed Race Track, Riverside County, California	Breece, William H.	1979
RI-00573	Environmental Impact Evaluation: An Archaeological Assessment of Tentative Tract 20,538 Near Perris, Riverside County, California	Dover, Christopher E.	1984
RI-00574	Environmental Impact Evaluation: An Archaeological Assessment of Tentative Tract 20,524 Near Perris, Riverside County, California	Dover, Christopher E.	1984
RI-02323	Archaeological Assessment Form: May Project	Scientific Resource Surveys, Inc.	1988
RI-02340	A Cultural Resource Inventory - New Horizons Project - Perris, California	Drove, C.E.	1988
RI-04211	Identification and Evaluation of Historic Properties, Perris Valley Industrial Corridor Infrastructure Project near the City of Perris, Riverside County, California.	Love, Bruce, and Bai "Tom" Tang	1999
RI-04299	Historic Structure Evaluation of Building 3002, March Air Reserve Base, Riverside County, California	Cotterman, Cary D.	1999
RI-04649	A Phase I Cultural Resources Assessment of Perris 53, 52,91 Acres of Land in the City of Perris, Riverside County, California.	Keller, Jean A.	2003
RI-05027	A Phase I Cultural Resources Investigation of the Vesta Communications, Inc. Fiber Optic Alignment, Riverside County of San Diego County, California.	McKenna, Jeanette A.	2000
RI-05444*	A Phase I Cultural Resources Investigation of the Ridge Property in the City of Perris, Riverside County, California.	McKenna, Jeanette A.	2005

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Report Number	Title	Author	Year
RI-05549	Phase I Cultural Resources Investigation of the Rider Street Improvement Project in the City of Perris, Riverside County, California	Applied Earthworks	2004
RI-06072*	Cultural Resources Survey of an 83.5 Acre In Perris, Riverside County, CA	Cotterman, Cary, Evelyn Chandler, and Rodger Mason	2004
RI-06073*	Archaeological Test Excavation of the Perris Indian School Site, Perris, Riverside County, California	Cotterman, Cary, Evelyn Chandler, and Rodger Mason	2004
RI-06074*	Executive Summary Report for the Archaeological Investigations Conducted Along Perris Boulevard, Perris, Riverside County, CA	Cotterman, Cary, Evelyn Chandler, and Rodger Mason	2004
RI-06577	Historical/Archaeological Resources Survey Report, Rados-Perris Distribution Center, Assessor's Parcel No. 30-050-002, in the City of Perris, Riverside County, California	Tang, Bai "Tom", Michael Hogan, Thomas Shackelford, and John J. Eddy.	2006
RI-06727	Letter Report: Cultural Resources Survey for the Replacement of Four Deteriorated So CA Edison Utility Poles on the Corsair 12 KV Circuit, the Sprague 12 KV Circuit, the Palmer 12 KV Circuit, and the Carbine 12 KV Circuit, California	McLean, Roderic	2006
RI-06746	Cultural Resources Assessment: Perris Lots 3, 4, 5 Project, City of Perris, Riverside County, California	Austerman, Virginia	2006
RI-06836	A phase I Cultural Resources Investigation of the Overton Moore Industrial Project Property, in the City of Perris, Riverside County, California	McKenna, Jeanette A.	2006
RI-06837	A Phase I Archaeological Records Search and Survey Report on APN 306-380-023, +-2.5 Acres, Wilson Avenue, City of Perris, Riverside County, California	Hooper, Anna M., Kristie R. Blevins, Leslie Nay Irish, and William R. Gillean	2006
RI-06898*	A Phase 1 Cultural Resources, Investigation of the Perris 2, Project Area in the City, of Perris, Riverside, Co., California	McKenna, Jeanette A.	2006
RI-06914	Letter Report: Biological and Cultural Resources Due Diligence Regarding the 500-Acre Watson Land Company-Perris Property in Riverside County, California	Harrison, Jim	2003
RI-06956	Cultural Resources Survey, of a 1.9 Acre Parcel, (APN-303-275-036), Perris, Riverside County, California.	Bholat, Sara	2007
RI-07538	Cultural Resources Technical Report, North Perris Industrial Specific Plan, City of Perris, Riverside County, California	Tang, Bai "Tom", Michael Hogan, Clarence Bodmer, Josh Smallwood, and Melissa Hernandez	2007
RI-07613	Archaeological Survey Report for the Southern California Edison Company O&M - 2008 B1355 Annual Capacitor Project for Pole #2037338E on the Chaney, 12 KV Circuit, Riverside County, California (WO#6077-5597, AI#7-5504)	Patterson, J. and Tsunoda, K.	2008
RI-07690	A Phase I Archaeological Assessment for the La Corona Market Project, City of Perris, Riverside County, California	Rosenburg, Seth A. and Brian F. Smith	2006
RI-08013	Archaeological and Paleontological Resources Assessment Report For Harvest Landing, City of Perris, California	Gust, Sherri and Kim Scott	2005
RI-08351	Historical / Archaeological Resources Survey Report: Rados-Perris Distribution Center, Assessor's Parcel Number 303-050-002, in the City of Perris County of Riverside, California.	Tang, Bai "Tom", Thomas Shackford, Terri Jacquemain, and John Eddy	2010

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Report Number	Title	Author	Year
RI-08771	Preliminary Historical/Archaeological Resource Study Southern California Regional Rail Authority (SCRRA) Perris Valley Line Positive Train Control (PTC) Project In and near the Cities of Riverside, Perris, and Menifee Riverside County, California CRM TECH Contract No. 2444	Tang, Bai 'Tom'	2010
RI-08792	Letter Report: Cultural Resource Records Search Results for the SCE Co. Perris Rule 20-B Underground Project	Orfila, Rebecca S.	2012
RI-08793	Cultural Resources Records Search and Site Visit Results for Sprint Nextel Candidate RV75XC117 (Bunker Hill Sub)	Wayne H. Bonner, Sarah A. Williams, and Kathleen A. Crawford	2011
RI-09014	Cultural Resources Assessment and Archaeological Testing, Stratford Ranch Industrial Warehouse Project, City of Perris, Riverside County, California	Goodwin, Riordan and Ivan Strudwick	2012
RI-09054	A Phase I Cultural Resources Assessment of Tentative Parcel Map 36512, APN 314-170-005, 013 through 016; 314-140-056; 314-180-001, 007, 009,010, 011,013,014	Keller, Jean A.	2013
RI-09270	Archaeological/Paleontological Monitoring Program Stratford Ranch Industrial Park Project in the City of Perris, Riverside County, California	Ballester, Daniel	2015
RI-09277	Archaeological/Paleontological Monitoring Program ORE Industrial; Perris Valley Logistics; Tentative Parcel Map No. 36010 Project in the City of Perris, Riverside County, California CRM TECH Contract No. 2783	Ballester, Daniel	2015
RI-09560	Stratford Ranch Residential Detention Basin Project City of Perris County of Riverside, California	Goodwin, Riordan	2014
RI-09621	Cultural Resources Summary for the Proposed Verizon Wireless, Inc., Property at the Periwinkle Site, 57 Business Park Drive, Perris, Riverside County, California 92571	Puckett, Heather R.	2014
RI-09660	Perris Dam Seismic Improvements Project Historic Resources Evaluation Report	Brewster, Brad	2012
RI-09727	Cultural Resource Assessment for the Perris Apartments Project, City of Perris, Riverside County, California	George, Joan and Josh Smallwood	2015
RI-09756	City of Perris Valley Storm Channel Trail Project Cultural Resource Study	Haas, Hannah , Robert Ramirez, and Kevin Hunt	2015
RI-10016	Phase I Cultural Resource Assessment for the Perris Distribution Center, City of Perris, Riverside County, California	Jew, Nicholas P. and Dennis McDougall	2017
RI-10199*	Discovery and Monitoring Plan for the Mid County Parkway	Fulton, Phil	2014
RI-10251	A Phase I Cultural Resources Survey for the First Perry Logistics Center Project and Off-Site Improvements, Perris, California	Smith, Brian F	2017
RI-10393	Results of Archaeological Monitoring for the 68.48 Acre Optimus Logistics Center at I-215 and Ramona Expressway in Perris, Riverside County, California (Tentative Parcel Map 35682)	Sturdwick, Ivan	2018
RI-10397	A Class III Archaeological Study for the First Perry Logistics Center Project for Section 106 Compliance	Smith, Brian F	2018
RI-10415	Cultural Resource Assessment for the Markham/Perris Project, City of Perris, Riverside County, California	Castells, Justin and Joan George	2017
RI-10490	Cultural Resources Investigation Val Verde Unified School District Project	Myers, Andrew and Wendy Blumel	2018
RI-10759	Phase I Cultural Resource Assessment for the Duke Perry & Barret Project, City of Perris, Riverside County, California	Miller, Andrew D.	2019
RI-10764	Cultural Resources Monitoring Report for the Duke Warehouse Project, PM No. 37187, City of Perris, riverside County, California	Smith, Brian F.	2019

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 PERRIS BOULEVARD AND MORGAN STREET INDUSTRIAL PARK PROJECT

Report Number	Title	Author	Year
RI-10787	Cultural Resources Monitoring Report for the Rider Distribution Center I Project, DPR No. 06-0635, City of Perris, Riverside County, California	Smith, Brian F.	2018
RI-10788	Cultural Resources Monitoring Report for the Rider Distribution Center III Project, PM 35268, City of Perris, Riverside County, California	Smith, Brian F.	2018

\*adjacent to proposed Project site.

**Previously Recorded Cultural Resources**

EIC records indicate that no previously recorded cultural resources exist within the proposed Project site. A total of sixteen (16) resources have been recorded within the surrounding one-mile records search area. These resources consist almost entirely of historic resources with only one prehistoric ceramic scatter (P-33-008389). The fifteen (15) historic resources consist of four (4) objects, four (4) sites, three (3) buildings, one (1) structure, one (1) district/element, one (1) building/site, and one (1) structure/site. Table 2, below, provides further details of the previously recorded cultural resources within the records search area.

**Table 2. Resources Within One-Mile of the Project Buffer.**

Primary Number	Trinomial (CA-RIV-)	Age and Type	Description	NRHP Eligibility
P-33-005775	5516H	Historic Building	March Air Force Base Well No. 6	Ineligible
P-33-007641	-	Historic Building	J.B. Mayer Ranch (of Metro-Goldwyn Mayer)	Eligible-Locally
P-33-007659	-	Historic Structure	WWII Quonset huts at Camp Haan	Ineligible
P-33-007674	-	Historic Building	Val Verde Elementary School	Eligible-State
P-33-008389	-	Prehistoric Site	Ceramic scatter	Unevaluated
P-33-008699	-	Historic Site	Reservoir and water conveyance system	Ineligible
P-33-008703	-	Historic Site	Concrete structure pad	Ineligible
P-33-011265	6726H	Historic District, Historic Element	Colorado River Aqueduct-Old Aqueduct Road	Eligible
P-33-014109	7744H	Historic Building, Historic Site	Perris Indian School; Smith-Lowery Farm;	Unevaluated
P-33-015743	8196	Historic Site	BNSF Railroad; San Jacinto Valley Railway; Santa Fe Valley Railroad; Burlington Northern Santa Fe Railroad	Eligible
P-33-019865	10111	Historic Structure, Historic Site	Homesite structure pad and water conveyance system	Ineligible
P-33-019869	10114	Historic Site	Sparse trash scatter post 1900	Unevaluated
P-33-028621	-	Historic Object	Foundation pad, well, and road	Ineligible
P-33-028896	-	Historic Object	Water conveyance system	Unevaluated
P-33-029117	-	Historic Object	Well/Cistern	Ineligible
P-33-029118	13010	Historic Object	Perris Valley Storm Drain	Ineligible

## 2.2 Native American Coordination

Dudek contacted the Native American Heritage Commission (NAHC) on June 11, 2020 and requested a review of the Sacred Lands File (SLF) records. The NAHC replied via email on June 11, 2020, stating that the results of the SLF search were negative. The NAHC recommended contacting the 21 Native American tribes/individuals for

possible information on resources located within the Project's search area. Dudek sent letters via certified mail to each representative on October 3, 2020. This coordination was conducted for informational purposes only and does not constitute formal government-to-government consultation as specified by Assembly Bill 52, which was conducted by the City.

Dudek received three responses to the letters. The Cabazon Band of Mission Indians responded on October 9, 2020, and stated the proposed Project has no known cultural resources that may be impacted. The response from the Augustine Band of Cahuilla Indians was dated October 20, 2020 and did not provide any information regarding potential Native American resources that may be encountered within the proposed Project site. On December 1, 2020 Agua Caliente Band of Cahuilla Indians wrote that the Project site is located within the tribes traditional use area and requested that the cultural resources inventory be done prior to development and that any documentation resulting from the record search, survey and report be sent to their Tribal Historic Preservation Office (THPO). Documentation of Dudek's coordination with Native American groups and individuals is provided in Appendix D. Should additional responses be received, Dudek will notify the City and integrate these responses into the study.

## 2.3 Assembly Bill 52

The proposed Project is subject to compliance with Assembly Bill (AB) 52 (PRC 21074) which requires consideration of impacts to "tribal cultural resources" as part of the CEQA process, and requires the city of Fontana, the CEQA lead agencies for the proposed Project, to notify any groups (who have requested notification) of the proposed Project who are traditionally or culturally affiliated with the geographic area of the Project. Because AB 52 is a government-to-government process, all records of correspondence related to AB 52 notification and any subsequent consultation are on file with the lead agencies.

## 2.4 Building Development and Archival Research

### **City of Perris City Clerk's Office**

Dudek submitted a public records request to the Perris City Clerk's Office on June 11, 2020, for the subject property at 3562 N Perris Boulevard (APNs 303-080-017, 303-080-007, 303-080-018). Dudek received a response on July 8, 2020 directing them to contact the Riverside County Building Department, as the Clerk's office determined the address was created too recently for their office to have information.

### **City of Perris Development Services, Planning Department**

Dudek reviewed environmental documents for Project areas near the subject property on July 14, 2020, which had been posted for public review on the City of Perris' Planning Department website. Relevant projects and associated Phase I surveys or cultural resources technical reports reviewed included the IDI Indian and Ramona Development Plan Review 18-0002 (Garrison and Smith 2019) and the Morgan Park Phase II expansion Project documents (Clark and Duran 2019).

### **Riverside County Building & Safety Department**

Dudek contacted the Riverside County Building & Safety Department on July 8, 2020, and made a records request by phone for the subject property at 3562 N Perris Boulevard (APNs 303080017, 303080007). Dudek received a



response to the permit record request on July 8, 2020, and this information was used in the preparation of the historic context and property description sections.

### **ParcelQuest**

Dudek accessed Assessor data on ParcelQuest.com on July 14, 2020. This information yielded a build date for the now-demolished farm buildings and residence, as well as the name of the previous owner: John M Coudures, Sr. ParcelQuest information included dates of development of the Coudures property and was used in the preparation of the historic context.

### **Aerial Photograph and Historic Map Review**

A review of historic maps and aerial photographs was conducted as part of the archival research effort for the Project. Sanborn Fire Insurance Company Maps were prepared for the City of Perris for the years 1890, 1892, 1896, 1907, 1914, 1926, and 1929; however, they failed to provide any information related to the Project site, which was located far outside the city center and Sanborn Map coverage. Topographic maps are available from 1954, 1961, 1963, 1965, 1969, 1975, 1990, 2012, 2015, 2018 (NETR 2020a, USGS 2020). Historic aerials from 1938, 1953, 1958, 1962, 1967, 1976, 1980, and 1994 were available from the University of California, Santa Barbara's, online Map & Imagery Laboratory (UCSB 2019). Additionally, Dudek viewed historic aerials 1966, 1967, 1978, 1997, 2002, 2005, 2009, 2010, 2012, 2014, and 2016 (NETR 2020b). The subject property is visible on all aerial photographs available between 1938 and 2010. From 1966 through 1997, the homestead in the northeast corner stands mostly unchanged, with continuous agricultural activities occurring to the south. During the intervening years from 1978 to 1997 the northwest portion was paved, potentially capping historic deposits. Between 2010 and 2012 aerial photographs, all buildings at the subject property were demolished, leaving only the eucalyptus tree row, which persists through present (2020).

## 3 Historic Context

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### 3.1 Prehistoric Context

Evidence for continuous human occupation in Southern California spans the last 10,000 years. Various attempts to parse out variability in archaeological assemblages over this broad time frame have led to the development of several cultural chronologies; some of these are based on geologic time, most are based on temporal trends in archaeological assemblages, and others are interpretive reconstructions. Each of these reconstructions describes essentially similar trends in assemblage composition in more or less detail. This research employs a common set of generalized terms used to describe chronological trends in assemblage composition: Paleoindian (pre-5500 BC), Archaic (8000 BC–AD 500), Late Prehistoric (AD 500–1769), and Ethnohistoric (post-AD 1769).

#### **Paleoindian Period (pre-5500 BC)**

The evidence for Paleoindian occupation in coastal Southern California is tenuous, especially considering the fact that the oldest dated archaeological assemblages look nothing like the Paleoindian artifacts from the Great Basin. One of the earliest dated archaeological assemblages in coastal Southern California (excluding the Channel Islands) derives from SDI-4669/W-12, in La Jolla. A human burial from SDI-4669 was radiocarbon dated to 9,590–9,920 years before present (95.4% probability) (Hector 2007). The burial is part of a larger site complex that contained more than 29 human burials associated with an assemblage that fits the Archaic profile (i.e., large amounts of ground stone, battered cobbles, and expedient flake tools). In contrast, typical Paleoindian assemblages include large stemmed projectile points, high proportions of formal lithic tools, bifacial lithic reduction strategies, and relatively small proportions of ground stone tools. Prime examples of this pattern are sites that were studied by Emma Lou Davis (1979) on Naval Air Weapons Station China Lake near Ridgecrest, California. These sites contained fluted and unfluted stemmed points and large numbers of formal flake tools (e.g., shaped scrapers, blades). Other typical Paleoindian sites include the Komodo site (MNO-679)—a multicomponent fluted point site, and MNO-680—a single component Great Basined Stemmed point site (see Basgall et al. 2002). At MNO-679 and -680, ground stone tools were rare while finely made projectile points were common.

Turning back to coastal Southern California, the fact that some of the earliest dated assemblages are dominated by processing tools runs counter to traditional notions of mobile hunter–gatherers traversing the landscape for highly valued prey. Evidence for the latter—that is, typical Paleoindian assemblages—may have been located along the coastal margin at one time, prior to glacial desiccation and a rapid rise in sea level during the early Holocene (pre-7500 BP) that submerged as much as 1.8 kilometers of the San Diego coastline. If this were true, however, it would also be expected that such sites would be located on older landforms near the current coastline. Some sites, such as SDI-210 along Agua Hedionda Lagoon, contained stemmed points similar in form to Silver Lake and Lake Mojave projectile points (pre-8000 BP) that are commonly found at sites in California’s high desert (see Basgall and Hall 1993). SDI-210 yielded one corrected radiocarbon date of 8520–9520 BP (see Warren et al. 2004). However, sites of this nature are extremely rare and cannot be separated from large numbers of milling tools that intermingle with old projectile point forms.

Warren et al. (2004) claimed that a biface manufacturing tradition present at the Harris site complex (SDI-149) is representative of typical Paleoindian occupation in the San Diego region that possibly dates between 10,365 and 8200 BC (Warren et al. 2004). Termed San Dieguito (see also Rogers 1945), assemblages at the Harris site are qualitatively distinct from most others in the San Diego region because the site has large numbers of finely

made bifaces (including projectile points), formal flake tools, a biface reduction trajectory, and relatively small amounts of processing tools (see also Warren 1964, 1968). Despite the unique assemblage composition, the definition of San Dieguito as a separate cultural tradition is hotly debated. Gallegos (1987, 1991) suggested that the San Dieguito pattern is simply an inland manifestation of a broader economic pattern. Gallegos' interpretation of San Dieguito has been widely accepted in recent years, in part because of the difficulty in distinguishing San Dieguito components from other assemblage constituents. In other words, it is easier to ignore San Dieguito as a distinct socioeconomic pattern than it is to draw it out of mixed assemblages.

The large number of finished bifaces (i.e., projectile points and non-projectile blades), along with large numbers of formal flake tools at the Harris site complex, is very different than nearly all other assemblages throughout the San Diego region, regardless of age. Warren et al. (2004) made this point, tabulating basic assemblage constituents for key early Holocene sites. Producing finely made bifaces and formal flake tools implies that relatively large amounts of time were spent for tool manufacture. Such a strategy contrasts with the expedient flake-based tools and cobble-core reduction strategy that typifies non-San Dieguito Archaic sites. It can be inferred from the uniquely high degree of San Dieguito assemblage formality that the Harris site complex represents a distinct economic strategy from non-San Dieguito assemblages.

San Dieguito sites are rare in the inland valleys of Riverside County, with one possible candidate, RIV-2798/H, located on the shore of Lake Elsinore. Excavations at Locus B at RIV-2798/H produced a toolkit consisting predominately of flaked stone tools, including 15 crescents, 6 points, and 49 bifaces, and lesser amounts of groundstone tools (9 handstones, 10 millingstones), among other items (Grenda 1997). A calibrated and reservoir corrected radiocarbon date from a shell produced a date of 6630 BC. Grenda (1997) suggested this site represents seasonal exploitation of lacustrine resources and small game, and resembles coastal San Dieguito assemblages and spatial patterning.

If San Dieguito truly represents a distinct socioeconomic strategy from the non-San Dieguito Archaic processing regime, its rarity implies that it was not only short-lived, but that it was not as economically successful as the Archaic strategy. Such a conclusion would fit with other trends in Southern California deserts, wherein hunting-related tools are replaced by processing tools during the early Holocene (see Basgall and Hall 1993; Basgall and McGuire 1988).

### **Archaic Period (8000 BC – AD 500)**

The more than 2,500-year overlap between the presumed age of Paleoindian occupations and the Archaic period highlights the difficulty in defining a cultural chronology in the southern California. If San Dieguito is the only recognized Paleoindian component in the coastal and inland valleys of the southern California region, then the dominance of hunting tools implies that it derives from Great Basin adaptive strategies and is not necessarily a local adaptation. Warren et al. (2004) admitted as much, citing strong desert connections with San Dieguito.

The Archaic pattern is relatively easy to define with assemblages that consist primarily of processing tools: millingstones, handstones, battered cobbles, heavy crude scrapers, incipient flake-based tools, and cobble-core reduction. These assemblages occur in all environments from Santa Barbara to San Diego, with little variability in tool composition. Low assemblage variability over time and space among Archaic sites has been equated with cultural conservatism (see Byrd and Reddy 2002; Warren 1968; Warren et al. 2004). Despite enormous amounts of archaeological work at Archaic sites, little change in assemblage composition occurred until the bow and arrow was adopted at around AD 500, as well as ceramics at approximately the same time in some areas (Griset 1996; Hale 2009). Even then, assemblage formality remained low. After the bow was adopted, small arrow points appear in large

quantities and already low amounts of formal flake tools are replaced by increasing amounts of expedient flake tools. Similarly, shaped millings and handstones decreased in proportion relative to expedient, unshaped ground stone tools (Hale 2009). Thus, the terminus of the Archaic period is equally as hard to define as its beginning because basic assemblage constituents and patterns of manufacturing investment remain stable, complimented only by the addition of the bow and ceramics.

### **Late Prehistoric Period**

The period of time following the Archaic and prior to ethnohistoric times (AD 1750) is commonly referred to as the Late Prehistoric (Rogers 1945; Wallace 1955; Warren et al. 2004). However, several other subdivisions continue to be used to describe various shifts in assemblage composition, including the addition of ceramics and cremation practices. In southwestern Riverside County and northern San Diego County, the post-A.D. 1450 period is called the San Luis Rey Complex (True 1980). Rogers (1929) also subdivided the last 1,000 years into the Yuman II and III cultures, based on the distribution of ceramics. Despite these regional complexes, each is defined by the addition of arrow points and ceramics, and the widespread use of bedrock mortars. Variations in the appearance of the bow and arrow and ceramics make the temporal resolution of the San Luis Rey complexes difficult. For this reason, the term Late Prehistoric is well-suited to describe the last 1,500 years of prehistory in this region.

Temporal trends in socioeconomic adaptations during the Late Prehistoric are poorly understood. This is partly due to the fact that the fundamental Late Prehistoric assemblage is very similar to the Archaic pattern, but includes arrow points, large quantities of fine debitage from producing arrow points, ceramics, and cremations. The appearance of mortars and pestles is difficult to place in time because most mortars are found on bedrock surfaces; bowl mortars are actually rare in this region. Some argue that the ethnohistoric intensive acorn economy extends as far back as AD 500 (Bean and Shipek 1978). However, there is no substantial evidence that reliance on acorns, and the accompanying use of mortars and pestles, occurred prior to AD 1400. True (1980) argued that acorn processing and ceramic use in the northern San Diego region did not occur until the San Luis Rey pattern emerged after approximately AD 1450. Similar to True (1980), Hale (2009) argued that an acorn economy did not appear in the southern San Diego region until just prior to ethnohistoric times, and that when it did occur, a major shift in social organization followed. An acorn dependent economy likely appeared in southwestern Riverside County and northern San Diego County around the same time, with equivalent social changes.

## 3.2 Ethnographic Overview

The history of the Native American communities prior to the mid-1700s has largely been reconstructed through later mission-period and early ethnographic accounts. The first records of the Native American inhabitants of the southern California region come predominantly from European merchants, missionaries, military personnel, and explorers. These brief and generally peripheral accounts were prepared with the intent of furthering respective colonial and economic aims and were combined with observations of the landscape. They were not intended to be unbiased accounts regarding the cultural structures and community practices of the newly encountered cultural groups. The establishment of the missions throughout California brought more extensive documentation of Native American communities, though these groups did not become the focus of formal and in-depth ethnographic study until the early twentieth century (Bean and Shipek 1978; Boscana 1846; Fages 1937; Geiger and Meighan 1976; Harrington 1934; Laylander 2000; Sparkman 1908; White 1963). The principal intent of these researchers was to record the precontact, culturally specific practices, ideologies, and languages that had survived the destabilizing effects of missionization and colonialism. This research, often understood as “salvage ethnography,” was driven by

the understanding that traditional knowledge was being lost due to the impacts of modernization and cultural assimilation. Alfred Kroeber applied his “memory culture” approach (Lightfoot 2005:32) by recording languages and oral histories throughout the state. Ethnographic research by Dubois, Kroeber, Harrington, Spier, and others during the early twentieth century seemed to indicate that traditional cultural practices and beliefs survived among local Native American communities.

It is important to note that even though there were many informants for these early ethnographies who were able to provide information from personal experiences about native life before the Europeans, a significantly large proportion of these informants were born after 1850 (Heizer and Nissen 1973); therefore, the documentation of precontact, aboriginal culture was being increasingly supplied by individuals born in California after considerable contact with Europeans. As Robert F. Heizer (1978) stated, this is an important issue to note when examining these ethnographies, since considerable culture change had undoubtedly occurred by 1850 among the Native American survivors of California.

Based on ethnographic information, it is believed that at least 88 different languages were spoken from Baja California Sur to the southern Oregon state border at the time of Spanish contact (Johnson and Lorenz 2006:34). The distribution of recorded Native American languages has been dispersed as a geographic mosaic across California through six primary language families (Golla 2007:71). As the Project area is in southwest Riverside County, the Native American inhabitants of the region would have generally spoken a Luiseño variety of Takic.

Victor Golla has contended that one can interpret the amount of variability within specific language groups as being associated with the relative “time depth” of the speaking populations (Golla 2007:80). A large amount of variation within the language of a group represents a greater time depth than a group’s language with less internal diversity. One method that he has employed is by drawing comparisons with historically documented changes in Germanic and Romantic language groups. Golla has observed that the “absolute chronology of the internal diversification within a language family” can be correlated with archaeological dates (2007:71). This type of interpretation is modeled on concepts of genetic drift and gene flows that are associated with migration and population isolation in the biological sciences.

### **Luiseño**

Western Riverside County and northern San Diego tribes have traditionally spoken Takic languages that may be assigned to the larger Uto–Aztecan family (Golla 2007:74). These groups include the Luiseño, Cupeño, and Cahuilla. Golla has interpreted the amount of internal diversity within these language-speaking communities to reflect a time depth of approximately 2,000 years. Other researchers have contended that Takic may have diverged from Uto–Aztecan ca. 2600 BC–AD 1, which was later followed by the diversification within the Takic speaking tribes, occurring approximately 1500 BC–AD 1000 (Laylander 2010). The Luiseño are linguistically and culturally related to the Gabrielino, Cupeño, and Cahuilla, and represent the descendants of local Late Prehistoric populations. They are generally considered to have migrated into the area from the Mojave Desert, possibly displacing the prehistoric ancestors of the Yuman-speaking Kumeyaay (Ipai-Tipai) that lived directly to the south during Ethnohistoric times. Luiseño territory encompassed an area from roughly Agua Hedionda Creek on the coast, east to Lake Henshaw, north to Lake Elsinore, and west through San Juan Capistrano to the coast (Bean and Shipek 1978; Kroeber 1925). The Luiseño shared boundaries with the Gabrielino and Serrano to the west and northwest, the Cahuilla from the deserts to the east, the Cupeño to the southeast, and the Kumeyaay to the south.

The Uto–Aztecan inhabitants of western Riverside County and northern San Diego County were called Luiseños by Franciscan friars, who named the San Luis Rey River and established the San Luis Rey Mission in the heart of Luiseño territory. Luiseño population estimates at the time of Spanish contact range from 3,000–4,000 (Kroeber 1925) to upwards of 10,000 (White 1963). In either case, the arrival of the Spanish undoubtedly decimated Native peoples through disease and changed living conditions (Bean and Shipek 1978).

The Luiseño were organized into patrilineal clans or bands centered on a chief, comprised of 25–30 people (Kroeber 1925), each of which had their own territorial land or range where food and other resources were collected at different locations throughout the year (Sparkman 1908). The title of chief was heritable along family lines. Inter-band conflict was most common over trespassing. Sparkman observed that “when questioned as to when or how the land was divided and sub-divided, the Indians say they cannot tell, that their fathers told them that it had always been thus” (1908). Place names were assigned to each territory, often reflecting common animals, plants, physical landmarks, or cosmological elements that were understood as being related to that location. Marriages were generally arranged by parents or guardians. Free and widowed women had the option to choose their partner. Polygamy occurred though was not common, often with a single man marrying a number of sisters and wives. Shamanism was a major component in tribal life. The physical body and its components was thought to be related to the power of an individual, and wastes such as fluids, hair, and nails were discarded with intent. Hair, once cut, was often carefully collected and buried to avoid being affected negatively or controlled by someone who wishes them harm. Some locations and natural resources were of cultural significance. Springs and other water-related features were thought to be related with spirits. These resources, often a component of origin stories, had power that came with a variety of risks and properties to those who became affected. Puberty ceremonies for both boys and girls were complex and rigorous. Mourning ceremonies were similar throughout the region, generally involving cutting of the hair, burning of the deceased’s clothes a year after death, and redistribution of personal items to individuals outside of the immediate tribal group (Sparkman 1908; Kroeber 1925).

The staple food of the Luiseños during the ethnohistoric period was acorns (Sparkman 1908). Of the at least six oak species within this tribal group’s traditional territory, the most desirable of these was the black oak (*Quercus kelloggii*) due to its ease of processing, protein content, and digestibility. Acorns were stored in granaries to be removed and used as needed. The acorns were generally processed into flour using a mortar and pestle. The meal was most commonly leached with hot water and the use of a rush basket, however, there are also accounts of placing meal into excavated sand and gravel pits to allow the water to drain naturally. The acorn was then prepared in a variety of ways, though often with the use of an earthen vessel (Sparkman 1908). Other edible and medicinal plants of common use included wild plums, choke cherries, Christmas berry, gooseberry, elderberry, willow, *Juncus*, buckwheat, lemonade berry, sugar bush, sage scrub, currants, wild grapes, prickly pear, watercress, wild oats and other plants. More arid plants such as *Yucca*, Agave, mesquite, chia, bird-claw fern, datura, yerba santa, ephedra, and cholla were also of common use by some Luiseño populations. A number of mammals were commonly eaten. Game animals included back-tailed deer, antelope, rabbits, hares, birds, ground squirrels, woodrats, bears, mountain lions, bobcats, coyotes, and others. In lesser numbers, reptiles and amphibians may have been consumed. Fish and marine resources provided some portion of many tribal communities, though most notably those nearest the coast. Shellfish would have been procured and transported inland from three primary environments, including the sandy open coast, bay and lagoon, and rocky open coast. The availability of these marine resources changed with the rising sea levels, siltation of lagoon and bay environments, changing climatic conditions, and intensity of use by humans and animals.

### 3.3 Historic Period Overview

In California, the historic period is generally divided into the Spanish Period (1769 to 1821), the Mexican Period (1821 to 1848), and the American Period (1848 to present). In the Spanish period, the first explorations of California were in the sixteenth century, by Francisco Ulloa in 1540, and Juan Rodriguez Cabrillo, who sailed the coast through Luiseño territory in 1542. However, there is no report that Cabrillo landed on Luiseño territory. Spanish explorers, including Pedro Fages and Juan Batista de Anza traveled through Perris Valley, but no settlements were made. Spanish colonial settlement was initiated in 1769 with the founding of the first mission in San Diego by Father Junípero Serra (Bancroft 1885; Brown and Boyd 1922).

Although Mission priests set out to convert local populations to Christianity, the Spanish military support of the Mission system was intended to expand the influence of the Spanish empire. Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. This was the first of 21 missions established in Alta California by the Spanish military and the Franciscan order between 1729 and 1823. Father Juan Mariner and Father-Presidente Fermín Lasuén explored what would become northern San Diego County and western Riverside County in 1795 and 1797, respectively, in search of a location for another mission. In 1798, Lasuén founded Mission San Luis Rey de Francia in the San Luis Rey Valley, near present-day Oceanside, considered to be one of the largest and most prosperous missions in California. In the early 1800s, the Perris Valley region was under the control of Mission San Luis Rey. By 1821, the Perris Valley was included in Rancho San Jacinto, which was a large cattle operation for Mission San Luis Rey (Bancroft 1885; Brigandi 1998; Gumprecht 2001; Kyle 2002).

Mexico established its independence from Spain in 1821, secured California as a Mexican territory in 1822, and became a federal republic in 1824. After the Mexican independence and the 1833 confiscation of former Mission lands, Juan B. Alvarado became governor of the territory. That same year, the secularization of the missions was initiated in order to turn over the large land holding to private citizens. Mission San Luis Rey was divided into six ranchos in 1835: Santa Margarita, Las Flores, Guajome, Agua Hedionda, Buena Vista, and Monserrate. In 1836, Alvarado began the process of subdividing the former mission lands in Riverside County into large ranchos: Rancho Jurupa in 1838; El Rincon in 1839; Rancho San Jacinto Viejo in 1842; Rancho San Jacinto y San Gorgonio in 1843; Ranchos La Laguna, Pauba, and Temecula in 1844; Ranchos Little Temecula and Potreritos de San Juan Capistrano in 1845; and Ranchos San Jacinto Sobrante, La Sierra (Sepulveda), La Sierra (Yorba), Santa Rosa, and San Jacinto Nuevo y Potrero in 1846. Perris Valley and the Project site were on the western border of Rancho San Jacinto Nuevo y Potrero, given to Miguel Pedorena, son-in-law of Jose Antonio Estudillo. Nearly all ranchos awarded in the San Jacinto area were given to the family of Estudillo, who had been *mayordomo* of Mission San Luis Rey (Brigandi 1998; Brown and Boyd 1922).

The Mexican American War from 1846 to 1848 ended with Mexico ceding the Alta California lands to the United States, and the establishment of land ownership via court orders and surveys soon followed. The Treaty of Guadalupe Hidalgo, which ceded 525,000 square miles to the United States, established a peace while also preserving the rancho land grants. The rancho period did not last long, as independence from Mexico and the discovery of gold in the mid-1800s led to California joining the United States in 1850. An influx of white settlers into the region followed, however Pedorena did not attempt to patent his claim to the rancho and eventually it was parceled out and patented to multiple American settlers (Brown and Boyd 1922; Cato 2000).

The Perris Valley was sparsely settled by minor mining operations until 1881 when the California Southern Railroad put their railroad route through the valley, connecting the Atchison, Topeka, and Santa Fe (ATSF) route to San Diego. The presence of the railroad in the valley made it more attractive and settlers began staking homesteads and buying railroad land in what was then-called Pinacate. Pinacate consisted of a station, siding, post office, and water tower at the time. In 1885, settlers discussed a new town location and purchased land from California Southern and Fred T. Perris, the railroad's chief engineer. A depot site and well site were selected and surveyed by Perris, and a town survey mapped and platted by E. Dexter and George A. Doyle just a mile north of the ATSF station. The town site of Perris was officially named for Fred T. Perris and a new, brick station on the Transcontinental Route of the ATSF opened on April 1, 1886 (Figure 2, Brown and Boyd 1922; City of Perris 2020; Ellis 1912).

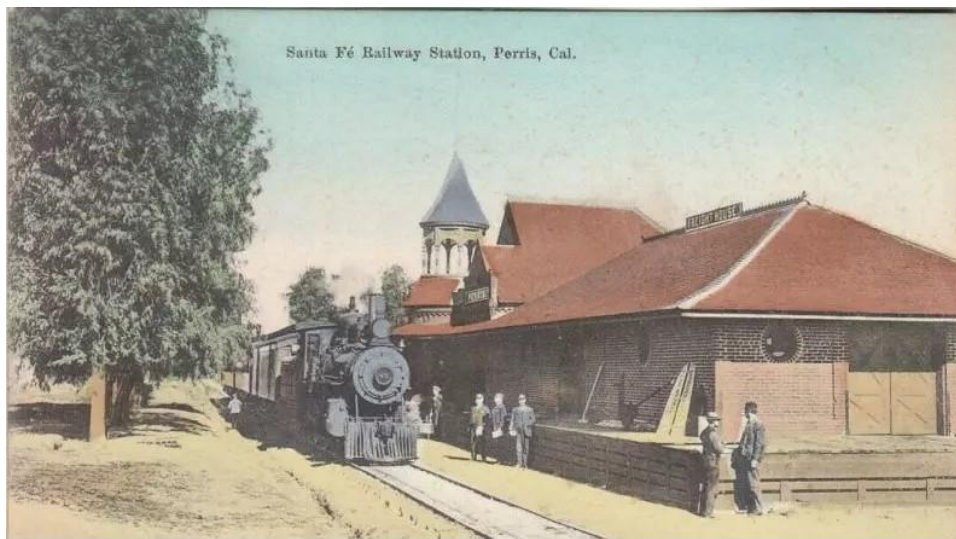


Figure 2. Postcard, Perris Depot, circa 1900 (Huntington Digital Library).

Within a year, businesses include general merchandise stores, hotels, a pharmacy, a telegraph operator, doctor, a grocery store, and a newspaper emerged in the town of Perris, while the surrounding lots were purchased by ranchers and orchardists. Later the next year, the businesses at the town of Pinacate to the south moved to Perris and started business there. Saloons, blacksmiths, banks, laundries, and millineries were established. By 1887, multiple passenger and freight trains stopped at Perris daily. However, the route washed out further south near Temecula several times in 1890-1891 due to major floods and seasonal storms, causing ATSF to abandon the route past Temecula in 1892. The route continued to Temecula, but was eventually cancelled by ATSF in 1927 (Brown and Boyd 1922; Lech 2017).

As the town population grew through the end of the nineteenth century, the need for infrastructure also grew. In 1890, the Perris Irrigation District was organized to provide water to farmers and property owners in the area, and arranged for water to be piped from Bear Valley Reservoir in the San Bernardino Mountains. In the 1890s the Perris Brick Factory was established, one of the first industries in the town. Another development was the Perris Indian School, established in 1892, an off-reservation boarding school for Southern California Native Americans between Tule River Agency and San Diego County. The school was near the subject property site, on an 80-acre lot at the modern intersection northeast of Perris Boulevard and Morgan Street (Figure 3). Because of the lack of reliable water, this school location was abandoned for another school site in the City of Riverside on Magnolia Avenue,



which opened in 1904 (City of Perris 2020; Ellis 1912; Perris Valley Historical and Museum Association 2016; Sherman Indian Museum 2020; USGS 1901).



Figure 3. Perris Indian School looking east, F.W. Parkes architect, circa 1892 (Huntington Digital Library).

### History of Perris

In 1911, residents of the town submitted a petition to Riverside County for incorporation. The petition was brought for a vote in April 1911, and the town voters approved the measure with a majority supporting cityhood. In May 1911, the City of Perris was an officially incorporated. Though the railroad had played an important role in the city's establishment, most citizens were agriculturalists, and the area produced grain, alfalfa, Kadota figs, King potatoes, and sugar beets (Figure 4). Unlike the other areas of Riverside County, the Perris Valley was not able to sustain large citrus orchards due to the lack of water. Dry farmed crops were the most successful, as the amount of water available from water companies pumping from Big Bear Reservoir was overall less than anticipated. Other small, unincorporated towns of Alessandro and Val Verde also sprung up with their own small schools, post offices, and farming communities which relied on the Perris Depot (Bautista and Scott 1982; Brown and Boyd 1922; City of Perris 2020; Minnich 1994).



Figure 4. Perris aerial view, 1922 (Los Angeles Public Library).

By 1920, the City of Perris had grown to a modest 499 residents, and by 1930, the population had only increased to 763. The ATSF abandoned the Perris Depot in 1927 in favor of more populous and advantageous locations. Outside of the city itself, the surrounding area had some development. In the early 1930s, a new civic center was built for the City, as well as an airport. In the late 1930s, construction of the 31,150-foot long Val Verde Tunnel, the last in a vast network of tunnels, siphons, and conduit for the Colorado River Aqueduct was constructed, linking Parker Dam to Lake Mathews Reservoir (Figure 5). In the early 1940s, Louis B. Mayer, of Metro-Goldwyn Mayer Studios purchased a 500-acre farm on the east and west sides of Perris Boulevard, north of Orange Avenue, where he raised thoroughbred racehorses until 1948. As the twentieth century progressed into the 1940s and World War II, an influx of soldiers working at Camp Hahn U.S. Army base (now, March Field Air Force Base), which was located between the City of Riverside and the City of Perris increased the City of Perris' population. The depot re-opened as a major transportation center for the base. (City of Perris 2020; Minnich 1994; Perris Valley Historical and Museum Association 2016; Southwest Builder and Contractor 1933).



Figure 5. Workers in the Val Verde Tunnel, circa 1935 (Perris Valley Historical Museum).

In the Post-War years, Perris experienced a population increase, modest compared to the rest of Southern California, and the city began to extend into former crop and grain fields. Landowners consolidated into a few prominent families, regularly advocated for farmers' interests, including using water conservation. New suburban housing developments outside of the downtown core, including Rancho Village and the Perriscito Tract. In 1953, the City of Perris entered a compact with Eastern Metropolitan Water District and began importing Colorado River water which in turn boosted the farming of King potatoes (Figure 6). However, like many cities in Southern California, by the end of the 1960s rising water costs and land prices made the farming of potatoes uneconomical when compared with residential development. South of Perris, unincorporated towns such as Menifee, Sun Valley, and Romoland were developing retirement communities and affordable master-planned communities in hopes these would eventually lead to the expansion of the City, but this was not to be (City of Perris 2020; Minnich 1994; Perris Valley Historical and Museum Association 2016; Riverside Daily Press 1952).



Figure 6. Women sorting potatoes at the Harry Hughes and Son Potato Farm, circa 1950 (Perris Valley Historical Museum).

During the 1970s, major changes to the Perris area brought about a new industry in the area: recreation. In 1973, the Perris Dam was completed, creating Lake Perris, the southernmost reservoir in the California State Water Project, and a California State Park. Another recreation improvement was the establishment of a skydiving “farm” in 1976, which attracted people with the novelty of jumping out of airplanes (City of Perris 2020; Perris Valley Historical and Museum Association 2016).

Between 1980 and 1990, the City of Perris’s population exploded, jumping from 6,827 to 21,460, an increase of 214%. Population as well as industrial growth continued into the 1990s. U.S. Route. 395 became Interstate 215 in 1992. A large area called the Perris Valley Commerce Center was annexed to the City of Perris from the March Air Reserve Base after the land was decommissioned. The boundaries of this area were Interstate 215 in the west, Placentia Avenue to the south, the Perris Valley Storm Channel to the east, and the March Air Reserve Base and the Riverside County Flood Control District channel to the north. This area was developed as a commercial office and industrial park area and the area continues to be dominated by this type of development today (NETR 2020a, 2020b; Albert A. Webb Associates 2018; Perris Valley Historical and Museum Association 2016).

### 3.4 Development History of the Project Site

The subject property was originally a small alfalfa and grain ranch on the outskirts of the Perris and Val Verde communities, southwest of the Perris Boulevard and Morgan Street intersection. Early in Perris Valley history, the opposite, northeast corner of Perris Boulevard and Morgan Street briefly operated as the Perris Indian School between 1892 and 1904, when the school was officially moved to the City of Riverside (Sherman Indian Museum

2020). The period of ownership between 1904 and 1928 is unknown, but the area was likely part of a larger ranch or farm owned by a local from Val Verde or Perris.

In 1928, the subject property was purchased by Jean Mari and Marie Coudures. Jean Mari Coudures was born in 1889 in the town of Arette, in the Aquitaine (Basque) region of France. He arrived in the United States in 1910, and moved to Beaumont, California in 1911 at age 21. At Beaumont, Coudures briefly worked as a contract shepherd. He was later employed on a sheep ranch in Alessandro, working on lands in what is now the March Air Reserve Base (established 1918). Coudures met his wife, Marie Lassa, another Basque immigrant, while both were working at the Alessandro sheep ranch. They married in Perris in 1915, and immediately began farming on leased land on the Hendricks Estate in Alessandro. Coudures became a naturalized citizen in 1921, and in 1922, Jean and Marie Coudures bought their first 40-acre ranch on Orange Street in Perris. In 1928, the Coudures Family bought a second, much larger ranch at the corner of Perris Boulevard and Morgan Street, which became their main residence (Figure 7). By 1932, Coudures had a house and shed erected at the property (Riverside Daily Press 1932, 1957; Smith 2018).



Figure 7. Coudures Farm, Morgan Street at far right, no date (youtube.com: Stories from Perris Valley).

The Coudures family continued to accumulate properties around the Perris and Alessandro Valleys, eventually amassing over 15,000 acres of farmland, though not all were actively utilized or contained residences. They mainly raised sheep, or grew alfalfa, potatoes, and sugar beets at their various properties. Jean and Marie Coudures' prominent land ownership led them to help form the San Jacinto Water Conservation District in 1935 to combat the Metropolitan Water District (MWD)'s plan to tap the underground water supply, which was already sparse. Coudures also regularly spoke about land speculation well into the 1960s, when suburban encroachment on farms was a concern in Perris Valley (Riverside Daily Press 1936, 1957, 1960; Smith 2018).

Jean and Marie Coudures raised sheep grain until the late 1960s when their son, John Coudures Jr. an attorney in the City of Perris, began taking a more active role in managing the family. Both Jean and Marie died in the 1970s. John Jr. was a prominent Perris citizen in his own right, serving as a City Attorney for the City of Perris in the 1940s, chairman of the Perris Valley Water Advisory Committee in the 1950s, and appointed to the Eastern Municipal Water District board in 1973. He also helped develop the Perris Plaza at Nuevo Road and Perris Boulevard in the 1970s. He was a part-owner of the Medical Arts Convalescent Hospital in Perris. In the 1980s, John Jr. began to discharge farm leases and sold most of the family farmland, excluding the subject property. John Jr. died in 1995, leaving all his remaining property in an estate for his children (Press-Enterprise 1995; Smith 2018).

After John Jr.'s death in 1995, the family sold the remaining portions of the estate. In 2000, a large section north of the subject property, along the Ramona Expressway, became the Lowes Distribution Center. The Coudures family farm buildings at Morgan Street and Perris Boulevard were demolished sometime between September 2011 and August 2012, leaving only the eucalyptus tree row along the south side of Morgan Street (Garrison and Smith 2019; GoogleEarth 2020; LAT 2000; NETR 2020b; Smith 2018).

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## 4 Field Survey

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### 4.1 Methods

Dudek Architectural Historian Kate G. Kaiser, MSHP, conducted a survey of built environment resources within the proposed Project site on June 12, 2020. During the survey, Ms. Kaiser surveyed and recorded the remaining eucalyptus tree row within the proposed Project site, established over 45 years ago. The built environment survey entailed documenting the tree row with detailed notes and photographs, specifically noting important spatial relationships, and any observable changes. Photographs of the proposed Project site were taken with a 16-megapixel Canon PowerShot ELPH180 camera. All field notes, photographs, and records related to this survey are on file at the Dudek Pasadena, California, office.

Dudek Archaeologist Patrick Hadel conducted an intensive-level survey of the proposed Project site on June 17, 2020. The survey was conducted using standard archaeological procedures and techniques. All field practices met the Secretary of Interior's standards and guidelines for a cultural resources inventory. Pedestrian transects were spaced at no more than 10-meter intervals. All areas of exposed soils including ground disturbances such as burrows, cut banks, and drainages as well as landscaped areas, were visually inspected for exposed subsurface materials. No artifacts were collected during the surveys. Location-specific photographs were taken using an Apple Generation 6 iPhone equipped with a 12-megapixel camera and georeferenced PDF maps of the proposed Project site.

### 4.2 Results

The proposed Project site encompasses three parcels (APNs 303-080-017, 303-080-007, 303-080-018) southwest of the intersection of North Perris Boulevard and Morgan Street that total approximately 15.4-acres. These parcels were previously developed as an agricultural property and residence, but all buildings have been subsequently demolished. The only remaining feature of the original agricultural property is the eucalyptus tree row, lining the south side of Morgan Street. The remainder of the lot is mostly bare soil surface, though this was previously agricultural land, and is assumed to have been vigorously disturbed by planting, tilling, and machinery. As a result of the pedestrian survey for historic built environment resources, one historic-age feature, a eucalyptus tree row/windbreak over 45 years old was identified. California Department of Parks and Recreation (DPR) Series 523 Forms were prepared for this resource and is provided in Appendix C.

The archaeological survey focused efforts on areas surrounding the installed concrete pads and features. Ground surface visibility within the vacant parcels was excellent as both parcels were recently disked and/or plowed. Soils within these areas is fairly homogenous and comprised of a tan to light brown, fine to coarse-grained sandy silt that is poorly sorted with inclusions of small to medium-sized rounded and sub-angular cobbles. These parcels were heavily disturbed by routine disking for vegetation control and bioturbation and were possibly used for illegal dumping as evidenced by a dense scatter of modern refuse throughout.

No cultural material was observed within the three vacant parcels. Surveyors observed a widely dispersed modern refuse scatter of material that did not appear to be from discrete deposits within a primary depositional location.



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Ground surface visibility was considered moderate to good. In the small areas where grasses and weeds were more dense surveyors used boot scrapes every 10 feet to visualize the ground surface when necessary

## 5 Significance Evaluation

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The following significance evaluation considers NRHP and CRHR designation criteria and integrity requirements. For a property to be listed in or determined eligible for listing in the NRHP, it must be demonstrated to possess integrity and to meet at least one of four criteria. The CRHR was designed to reflect the same criteria and integrity as those identified for the NRHP. Therefore, the NRHP and CRHR significance evaluations are presented together.

### 5.1 3562 North Perris Boulevard

#### **Property Description**

The subject property consists of three parcels arranged on an empty, L-shaped lot, which fronts onto both North Perris Boulevard and Morgan Street. No buildings are present at the subject property. A chain-link fence separates the lot from the street frontage. It contains approximately six (6) concrete pads in the eastern portion of the site, in various states of decay, which are likely the foundations for buildings that were demolished circa 2010-2012. More concrete slab foundations and a small concrete stem wall are at the far northwest corner of the property. In the eastern portion of the property, the concrete pads are surrounded, somewhat, to the west and south, by mature eucalyptus trees and shrubs. Along Morgan Street a few immature, volunteer/recent growth eucalyptus are present between the concrete pads and Morgan Street.

West of the concrete pads, along Morgan Street, is a eucalyptus tree windbreak, the only remaining feature of the Coudures farm (Figures 8 through 15). The windbreak consists of a row of fifty-six (56) mature eucalyptus trees, four stumps, and roughly a dozen immature volunteer trees. It is arranged in double rows at the eastern and western ends, but for the majority of its length, is a single row. Several mature trees in the tree row appear to have been cut back to stumps at least once and have since re-sprouted. The tree row is visible on every historical aerial photograph since 1938, and likely dates to 1928 when the Coudures Family purchased the farm.



Figure 8. Tree row along Morgan Street, looking southwest (IMG\_4302)



Figure 9. Tree row along Morgan Street, looking southeast (IMG\_4320)



Figure 10. Subject Property, Perris Boulevard at left, looking south (IMG\_4382)



Figure 11. Subject Property, east concrete pad locus, Morgan Street at right, looking west (IMG\_4379)



Figure 12. Subject Property, east concrete pad locus near N Perris Boulevard, looking southwest (IMG\_4294)



Figure 13. Subject Property, west concrete pad locus near Barrett Avenue, looking south (IMG\_4325)



Figure 14. Example, cut stump with regrowth, looking south (IMG\_4318)



Figure 15. Example, double tree row, looking east (IMG\_4360)

### **Identified Alterations**

Dudek attained all available permits pertaining to the subject property through the Riverside County Building & Safety Department on July 2, 2019, as summarized below:

- 1975: Permit for a “utility room,” a 10 x 14 foot building with a stucco exterior, no windows and no electric; this is the shed-roofed shed building (Permit No. 35135)
- Circa 2011-2012, (observed) all buildings and structures on site demolished

### **NRHP/CRHR Statement of Significance**

*Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.*

Within the context of farming in the Perris, Val Verde, and Alessandro areas, the subject property was one of many farms in the region and developed relatively late compared to earlier settlements. Farming settlement grew rapidly in the area after ATSF routed their San Diego line through Perris in 1885, and a train depot was established in 1886. The subject property is not related to the Perris Indian School which operated nearby from 1892 to 1904, nor to the incorporation of City of Perris in 1911. The subject property was not developed until at least 1928 and as a result of this relatively late development, the subject property was operated as part of a discontinuous network of farms with one owner. This is not unique to the region or to farming as a whole. Further, because all farm buildings have been demolished, and only the eucalyptus tree windbreak remains, any possible historically significant associations to the history of farming in Perris have been lost.

The subject property is not directly associated with any one event that had made a significant contribution to the broad pattern of history. Therefore, due to a lack of identified significant associations with events important to history, and a complete lack of physical integrity the subject property does not appear eligible under NRHP/CRHR Criterion A/1.

*Criterion B/2: That are associated with the lives of persons significant in our past.*

The subject property was originally purchased in 1928 by Jean and Marie Coudures, a prominent Basque family who settled and farmed in the Perris Valley. They are part of a long historical trend of Basque diaspora to the United States, which began with Spanish settlement of Florida, Mexico and Alta California. Though there were fewer Basque settlers in Southern California, both Jean and Marie Coudures met while participating in sheepherding, considered a traditional job for Basque immigrants.

Despite a consequential relationship to the theme of Basque diaspora, the Basque sheepherding tradition, and the Coudures' eventual rise to prominence as farmers and landholders in the Perris Valley in the twentieth century, all possible association with the Coudures family has been lost due to the demolition of the family farm buildings: residence barn, storage, hired help housing, and outbuildings. Without these buildings, there is not a tangible connection or understanding of the Coudures's impact on the Perris Valley as farmers. The eucalyptus tree windbreak, along Morgan Street, may have once contributed to the farm's history, however without the physical context of the farm buildings, the tree row's physical context and setting have been destroyed. Despite, a connection to an important family who arguably had an impact on the history of Perris and its twentieth century growth, the

property lacks the physical integrity to convey this association. Therefore, the subject property does not appear eligible under NRHP/CRHR Criterion B/2.

*Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*

Purchased in 1928, and constructed by 1932, the Coudures farm at Perris Boulevard and Morgan Street no longer contains any buildings. All that remains of the built environment are broken concrete foundation pads and a eucalyptus tree row along Morgan Street. The extant tree row is not distinctive of a specific type of landscape design, period of construction, or method of construction. Tree-lined roads and lining a property border with trees to serve as a windbreak remain common occurrences in both rural and urban settings and have persisted for hundreds of years. The remaining tree row also does not represent the work of a master architect, builder, or designer, as it was probably planted by members of the Coudures family and does not possess high artistic value. While the farm might once have been representative of a particular or distinctive entity whose components may lack individual distinction, today, with only the tree row, the subject property has lost any such representation. As such, the subject property does not appear eligible under NRHP/CRHR Criterion C/3.

*Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.*

The subject property is not likely to yield information important to understanding prehistory or history. Therefore, the subject property does not appear eligible under NRHP/CRHR Criterion D/4.

### **Integrity Discussion**

Integrity is defined in NRHP guidance, How to Apply the National Register Criteria, as “the ability of a property to convey its significance. To be listed in the NRHP or CRHR, a property must not only be shown to be significant under the established criteria, but it also must have integrity” (NPS 1990). The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association.

The property's does not maintain integrity of location as all original buildings have been removed or demolished. The only remaining feature which retains integrity of location is the eucalyptus tree row, however when observed as a whole, the site does not retain integrity of location. The subject property does not possess integrity of setting, due to the addition of large-scale industrial warehouses north, south, east, and west of the subject property. The subject property is the only remaining agricultural land in the area. The subject property does not retain integrity of design, materials or workmanship, as all of the original buildings have been removed, Design, materials, and workmanship are not visible with a utilitarian tree row. The property does not retain integrity of feeling or association as the progressive demolition of the buildings at the site, the neighboring agricultural properties, and the introduction of industrially zoned warehouses have destroyed any association to a residential or rural agricultural neighborhood. The only remaining historical feature was the row of eucalyptus trees along Morgan Street, which may have been used for shade, as a windbreak or simply to demarcate property. Similarly, the subject property does not retain integrity of feeling. With the loss of its buildings, the subject property can no longer convey the sense of an early twentieth century rural farm, and instead appears only as an empty lot. The subject property has also lost integrity of association with prominent Perris Valley citizens, Jean, Marie and John Jr. Coudures. The subject property would



be unrecognizable to any of them today. In summary, the subject property does not retain requisite integrity to convey significance, historical associations, or architectural merit.

## 6 Findings and Conclusions

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### 6.1 Summary of Findings

#### **Historic Built Environment**

As a result of Dudek's extensive research, field survey, and property significance evaluation, the subject property at 3562 N Perris Boulevard (APNs 303-080-017, 303-080-007, 303-080-018) appears not eligible for the NRHP or CRHR due to lack of architectural merit and insufficient integrity to convey significance. Therefore, this property is not considered a historical resource for the purposes of CEQA.

#### **Archaeology**

No archaeological resources were identified within the proposed Project site as a result of the CHRIS records search. Dudek contacted the NAHC on June 11, 2020 and requested a review of the SLF records. The NAHC replied via email on June 11, 2020, stating that the results of the SLF search were negative. The NAHC recommended contacting the 21 Native American tribes/individuals for possible information on resources located within the Project's search area. Dudek sent letters via certified mail to each representative on October 3, 2020. This coordination was conducted for informational purposes only and does not constitute formal government-to-government consultation as specified by Assembly Bill 52, which was conducted by the City.

Dudek received three responses to the letters. Should additional responses be received, Dudek will notify the City and integrate these responses into the study. The Cabazon Band of Mission Indians responded on October 9, 2020, and stated the proposed Project has no known cultural resources that may be impacted. The response from the Augustine Band of Cahuilla Indians was dated October 20, 2020 and did not provide any information regarding potential Native American resources that may be encountered within the proposed Project site. The Agua caliente Band of Cahuilla Indians responded on December 1, 2020 indicating that the Project area is within their traditional use area and requesting copies of all cultural/archaeological documents be sent to them. To date, Dudek has not received any additional responses to the letters.

The review of historic maps and aerial photographs of the proposed Project site provided in Section 2.4, indicates that the proposed Project site was subject to disturbances for nearly 60 years. Since at least 1966, the current property is visible with agricultural and residential development, followed by commercial development. Between 2010 and 2012 the buildings were demolished leaving only the row of eucalyptus trees. At present, the site exhibits heavy disturbance due to the demolition of the buildings on the lots and subsequent routine disking for weed abatement.

No archaeological resources were identified as a result of the pedestrian survey; however, modern trash was observed scattered throughout the vacant portions of the proposed Project site. Based on the results of the CHRIS records search, Native American coordination, and pedestrian survey, the proposed Project site should be considered potentially sensitive for the presence of subsurface archaeological deposits

## 6.2 Management Recommendations

No archaeological resources have been identified within the proposed Project site through the CHRIS records search. However, six previous studies (RI-05444, RI-06072, RI-06073, RI-06074, RI-06898, and RI-10199), which are adjacent to the proposed Project site, have indicated that the site may be potentially sensitive for archaeological resources at subsurface levels. Although the proposed Project site has been disturbed over time as a result of the development of the single-family properties and a parking lot, it is possible that unanticipated archaeological discoveries could be encountered subsurface during ground-disturbing activities associated with the proposed Project. The Project site contains moderate potential for subsurface deposits of cultural resources on the northern half, while the southern half has a well-documented history of agricultural disturbance into the late 1990s. Full time monitoring by an archaeological monitor and a Native American Monitor is recommended for the initial ground disturbing activities to assess the extent of previous disturbances and the potential for buried archaeological resources on the north half of the Project area; as well as on-site Worker Environmental Awareness Program (WEAP). If it is determined that no intact sediments which have the potential to contain archaeological deposits remain on site, then monitoring schedule can be decreased or terminated.

Management recommendations to reduce potential impacts to unanticipated archaeological resources and human remains during construction activities are provided below. With the implementation of these measures, the proposed Project will have a less than significant impact on archaeological resources and human remains.

### Monitoring

Prior to ground disturbing activity within the northwest quadrant of the site where the asphalt parking lot exists, the applicant shall retain a registered professional archaeologist (RPA) to act as Principal Investigator for the Project. Archaeological monitoring of all mass grading and trenching activities within the northern half of the site, where the parking lot and foundations exist, shall be done with archaeological personnel who meet the Secretary of the Interior's Professional Qualifications Standards (PQS, 36 CFR Part 61) for archaeology. The Project archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur within the north half of the site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB 52.

These recommendations are in line with standard mitigation measures required by the City of projects that have a potential to affect tribal cultural resources. These standard mitigation measures (MMs), which require archaeological and tribal monitoring during ground disturbance, as well as coordination with Native American tribal representatives, would be required of the Project applicant. These mitigation measures are listed below.

## City of Perris Standard Mitigation Measures

### *MM-CUL-1*

Prior to the issuance of grading permits, the project proponent/developer shall retain a professional archaeologist meeting the Secretary of the Interior's Professional Standards for Archaeology (U.S. Department of Interior, 2012; Registered Professional Archaeologist preferred). The primary task of the consulting archaeologist shall be to monitor the initial ground-disturbing activities at both the subject site and any off-site project-related improvement areas for the identification of any previously unknown archaeological and/or cultural resources. Selection of the archaeologist shall be subject to the approval of the City of Perris Director of Development Services and no ground-disturbing activities shall occur at the site or within the off-site project improvement areas until the archaeologist has been approved by the City.

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

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

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

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

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

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

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

In the event that human remains are discovered at the project site or within the off-site project improvement areas, mitigation measure MM-CUL-2 shall immediately apply and all items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.

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

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

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

#### **MM-CUL-2**

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

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

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

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

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# Appendix A

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## Preparer's Qualifications

# Kate Kaiser, MSHP

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## Architectural Historian

Kate Kaiser is an architectural historian with 8 years' professional experience as a cultural resource manager specializing in California Environmental Quality Act (CEQA) compliance, National Historic Preservation Act (NHPA) Section 106 compliance, Historic Resource Evaluation Reports (HRER), Historical Resource Inventories (HRI), Cultural Resource Technical Reports (CRTR) and EIR chapters, reconnaissance and intensive level surveys, archival research, cultural landscapes, and GIS. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for architectural history and archaeology.

### **Education**

*University of Oregon*  
*MS, Historic Preservation, 2017*  
*Boston University*  
*BA, Archaeology, 2009*

### **Professional Affiliations**

*Association for Preservation*  
*Technology – Southwest*  
*California Preservation Foundation*  
*Vernacular Architecture Forum*  
*Society for California Archaeology*

## Recent Dudek Project Experience

**Cultural Resources Technical Report for the Riverside City College Life Science and Physical Science Reconstruction Project, City of Riverside, California (In Progress).** Dudek was retained by the Riverside Community College District Facilities Planning and Development Department to prepare a Cultural Resource Technical Report for two classroom buildings at the Riverside Campus of Riverside Community College District. The proposed project would modernize and expand the aging facilities and move a different program into the buildings. As author of the report, Ms. Kaiser surveyed the buildings, conducted archival research, and prepared significance evaluations for the two buildings.

**Historical Resources Technical Report for the Enclave at Ivanhoe Ranch Project, Rancho San Diego, San Diego County, California (2020).** Dudek was retained by Vance & Associates to complete a Historical Resources Technical Report (HRTR) in support of the proposed Enclave at Ivanhoe Ranch Project (project). Included in the 121.9-acre project site is a historic-era horse ranch, architect-designed residence, additional residences, outbuildings, orchards, and other ranching-related structures. This study was conducted in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, and the project site was evaluated in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and County of San Diego Historic Preservation Ordinance and RPO requirements. As a co-author, Ms. Kaiser contributed components of the report, including archival research, integrity assessments, and significance evaluations.

**Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, California (2020).** Dudek was retained by the City of San Diego Public Utility Department to complete a survey and historic context statement for the City's surface water storage system, including 10 dam complexes and the Dulzura Conduit. Ms. Kaiser served as architectural historian and author of the historic context statement, as well as co-author to individual historic resource reports for the 10 reservoir complexes that contribute to a historic district. Dudek also prepared detailed impacts assessments for proposed modification to dams, as required by DSOD. The project involves evaluation of 10 dam complexes and conduit for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements, and requires extensive archival research and pedestrian survey.

**Mira Mesa Community Plan Area Historic Context Statement and Mira Mesa Community Plan Area Focused Reconnaissance Survey, City of San Diego Planning Department, San Diego California (2020).** Dudek was retained by the City of San Diego (City) to prepare a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa Community Plan Area (CPA). This study was completed as part of the comprehensive update to the Mira Mesa CPA and Programmatic Environmental Impact Report (PEIR). While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. Ms. Kaiser contributed survey, research, and writing components to both the historical context statement report and the survey report for this project.

**University Community Plan Area Historic Context Statement and University Community Plan Area Focused Reconnaissance Survey, City of San Diego Planning Department, San Diego California (2020).** Dudek was retained by the City of San Diego (City) to prepare a historic context statement identifying the historical themes and associated property types important to the development of University, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University Community Plan Area (CPA). This study was completed as part of the comprehensive update to the University CPA and Programmatic Environmental Impact Report (PEIR). While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between the 1960s and 1990s Ms. Kaiser contributed survey, research, and writing components to both the historical context statement report and the survey report for this project.

**Cultural Resources Study for the Chappell Property, 28600 Triple C Ranch Road, City of Murrieta, Riverside County, California (2020).** Served as architectural historian and author of the cultural resource technical report. Preparation of the report involved site recordation, extensive archival research, historic context development, building development descriptions, historical significance evaluations, and DPR forms for each building of the project. The evaluation found the property ineligible under all National Register of Historic Places, California Register of Historic Resources, and City of Murrieta local designation criteria. The project proposed to demolish all buildings and structures on the Western Riverside County Regional Conservation Authority's newly acquired land.

**Cultural Resources Assessment for the Brandywine Townhomes Storm Drain Outlet to Carbon Canyon Creek Project, City of Placentia, Orange County, California (2020).** Dudek was retained by Brandywine Homes and the U.S. Army Corps of Engineers to complete a cultural resources assessment report for the Carbon Canyon Creek Channel, a flood control channel which extends through Brea, Yorba Linda, and Placentia before outletting at Miller Basin. The proposed project included the construction of a reinforced concrete pipe storm drain to serve a proposed residential development at 1049 E. Golden Avenue and outlet into the channel. Preparation of the report involved field survey, archival research, historic context development, descriptions of the channel structure, and a historical significance evaluation. Dudek recommended that the channel was ineligible for individual listing in the NRHP, CRHR, or local register but may be eligible as part of a larger Orange County Flood Control District flood control infrastructure system.

**Northside Specific Plan Draft EIR, City of Riverside, Riverside County, and City of Colton, San Bernardino County, California (2019).** Kaiser served as architectural historian and co-author of the Draft EIR Cultural Resources Chapter for the developed for City of Riverside's Northside Specific Plan. The cultural resource chapter involved developing a historic context, conducting a record search, and documenting results for the 17 identified subareas of the Northside Specific Plan Area. Once recorded and potential resources were identified, Ms. Kaiser an impacts analysis and mitigation measures for the future development of the Northside Specific Plan Area. The Northside Specific Plan proposed changes to zoning and the potential redevelopment of a 1,423-acre area in the City of Riverside, the City of Colton, and unincorporated areas within Riverside County, including the proposed rehabilitation and redevelopment of a parcel containing a historic adobe.

# Jessica Colston

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## Associate Archaeologist, Paleontological Technician

Jessica Colston is an archaeological and paleontological field monitor and technician with 11 years' experience. Ms. Colston has extensive field experience including identification and comparative analysis of faunal assemblages, both past and present. Ms. Colston's research interests include zooarchaeology of Pacific coast hunter-gatherers, including examination of trauma and pathology, bone tool production, utilization of faunal materials beyond subsistence, morphometric analysis, taphonomic processes in coastal environments, and human impacts on local fauna.

### Relevant Project Experience

#### Development

**Lone Oak Monitoring, CWC Lone Oak 24 LLC, San Diego, California.**

Coordinated daily archaeological and Native American monitoring for a residential development in an archaeologically sensitive area adjacent to jurisdictional waterways. Authored the Negative Monitoring report at the conclusion of the mass grading component of the project.

**Hotel del Coronado North Parking Garage, HDC South Beach**

**Development LLC, Coronado, California.** Responsible for monitoring into paleontological sensitive soils, and responsible for the recovery of any fossiliferous materials.

**Sanborn Archaeological Significant Evaluation, Terra-Gen Development Company LLC, San Diego, California.**

Served as archaeological technician and report writer for evaluation excavations on previously recorded sites within the project's APE. Responsibilities included identification and documentation of archaeological features, artifacts and cultural soils. Report writing included the interpretation of the excavation results, both in terms of the artefactual assemblage and the sediments observed throughout the project area.

**Del Mar Beach Resort, Del Mar Beach Resort Investors LLC, San Diego County, California.** Excavated, identified, and recorded archaeological materials recovered during phase II testing on site. Vertebrate and invertebrate analysis was performed in lab.

**Villa Storia Monitoring, Beazer Homes Holding Corporation, City of Oceanside, California.** Served as archaeological technician. Monitored ground disturbance in native soils adjacent to the Mission San Luis Rey during construction activities. This involved identification of ceramics, faunal bone, and historic ranching artifacts and impacts. Coordination with multiple subconsultants and Native American Monitors was also required.

**973 K Street, SimonCRE Alpha III LLC, City of San Miguel, California.** Served as archaeological technician. Responsible for pre-construction survey of lot purposed for commercial development. Responsible for coordination with the Native American monitors and evaluation of surface deposits of cultural materials. Proximity

#### **Education**

*California State University,  
Los Angeles*

*MA, Anthropology (Archaeology  
emphasis), 2020 (expected)*

*University of California, Santa Cruz  
BA, Anthropology (Archaeology  
emphasis), 2009*

#### **Certifications**

*CPR/First Aid*

*24-Hour HAZWOPER*

*Archeological Technician  
Certificate*

*Technician-Level Amateur Radio  
License, Call Sign K16NTC*

*Driver's License, Class M1*

#### **Professional Affiliations**

*Lambda Alpha National Honors  
Society*

*Society for American Archaeology*

*Society for Biological Anthropology*

*Society for California Archaeology*



to the San Miguel Mission indicated likely subsurface deposits. Responsible for the preparation of Negative Findings Letter.

## Energy

### **Edwards Additional 2019 Botanical Surveys, Terra-Gen Development Company LLC, San Diego, California.**

Responsible for co-authorship of the work plan and impact assessment plan for the Edwards AFB Solar Project. Preparation of these documents included the supplemental creation of an archaeological district, under SHPO guidelines. Faunal osteological identification/assessments contributed the work plan by proactively 'clearing' archaeological sites where any osteological material was previously recorded that was not clearly identified as non-human.

**Task Order 23 EAFB 2019 Botanical, Terra-Gen Development Company LLC, San Diego, California.** Co-authored work plan and impact assessment plan for the Edwards AFB Solar Project. Preparation of these documents included the supplemental creation of an archaeological district, under SHPO guidelines. Faunal osteological identification/assessments contributed the work plan by proactively 'clearing' archaeological sites where any osteological material was previously recorded that was not clearly identified as non-human.

**Centennial Flats Solar Project, Eolus North America Inc., Tonopah, Arizona.** Responsible for leading an 11-person crew on a 5,000-acre Phase I survey in 10 survey days. Project area was previously un-surveyed and contained over 100 isolates and 10 newly recorded sites, including both prehistoric and historic habitations and infrastructure. Due to the time constraints of the survey, live coordination between two survey teams, project management, GIS and report writing was required. This was a methodological pilot project that yielded time saving innovations that will be implemented in other projects.

**LNTP PreCon Activities, Tule Wind LLC, San Diego County, California.** Co-lead on-site archaeologist. Responsible for coordination of monitors for full and appropriate coverage of ground-disturbing activities. Also responsible for identification, documentation, and collection of at-risk cultural resources present within the limits of the LNTP provided for the fence line.

**Infrastructure Mapping on San Bernardino National Forest, Los Angeles Department of Water and Power, California.** Performed LADWP field survey as an archaeological technician. Responsible for identification and documentation of cultural resources, both archaeological and historical.

**Tule Wind Compliance Monitoring, U.S. Bureau of Land Management (BLM), San Diego County, California.** Responsible for monitoring and verifying the implementation of permit conditions in relation to cultural resources. This included detail oriented mapping, communication with on-site archaeological and cultural monitors, and documentation of incidents qualifying as violations of the established permit conditions or written agreements.

**Jacumba Solar Archeological Project, BayWa Renewable Energy, San Diego County, California.** As an archaeological monitor, responsibilities included identification, documentation, and collection of culturally significant artifacts and features. Monitoring was conducted in summer weather and required consistent movement to provide coverage for the ground disturbing activities.

**McCoy Solar LLC Environmental Services, City of Blythe, California.** Responsible for ensuring multiple on-site ground disturbing activities had appropriate archaeological and paleontological monitoring coverage as well as scheduling and recording of archaeological and paleontological materials discovered in the course of monitoring. This also involved the orchestration and coordination with multiple subconsultants, Native American monitors, archaeological field techs and paleo monitors. Responsible for final identification and assessment of archaeological as well as paleontological resources.

**California Flats Project, First Solar Electric (CA) Inc., San Luis Obispo County, California.** Responsible for ensuring multiple on-site ground-disturbing activities had appropriate archaeological and paleontological monitoring coverage, as well as scheduling and recording of archaeological and paleontological materials discovered in the course of monitoring. This also involved the orchestration and coordination with multiple subconsultants, Native American monitors, archaeological field techs, and paleo monitors. Responsible for final identification and assessment of archaeological and paleontological resources.

## Military

**Camp Wilson Infrastructure Upgrades, RQ Berg JV, City of Twentynine Palms, California.** Responsible for coordinating archaeological monitoring with multiple subconsultants on an active military base. Unexploded ordnance training was a key element, as well as historic artifact identification.

## Municipal

**As-Needed Environmental Services, City of San Diego, California.** Served as archaeological technician for historic site visits to nine of the dams within the San Diego Municipal water district's purview. Site visits included the recording of original and altered features of the historical structures and associated buildings. Responsible for the resultant resource descriptions for the present state of the historical resources. Dams visited included: San Vicente, El Capitan, Hodges, Miramar, Murray, Barrett, Upper Otay, Lower Otay and Sutherland.

## Resource Management

**Double D Mine Project, Mitchell Chadwick, Blythe, California.** Performed phase I Field survey around talc mine. Identification of historic and prehistoric resources was required, as well as recording and notifications.

## Transportation

**Mid-Coast Corridor Projects, PGH Wong Engineering Inc., San Diego County, California.** Approved as both an archaeological and paleontological monitor. Responsibilities focused on the identification, collection, and documentation of multiple ground disturbing activities during the course of the day. Railway training and strict adherence to safety protocols was vital. Prioritization of activities was required to provide appropriate coverage to various activities. Detailed documentation for both disciplines was required. Communication with multiple companies was required not only for technical documentation but also efficient use of time in the work day. Finds covered the spectrum from historic features and isolates to paleontological features.

**Orange County Transportation Authority Additional Parking at Golden West Transportation Center, City of Huntington Beach, California.** As archaeological technician, monitored construction and earth-moving operations for disturbances to archaeological/paleontological resources. Recorded any disturbed materials found. Workdays included working closely and safely around large construction equipment, which required good visual and verbal communication skills with construction personnel.

## Water/Wastewater

**Emergency Technical Support, Montecito Water District, Santa Barbara County, California.** Responsible for field survey for assessment of impacts to archaeological resources during emergency efforts following the Montecito mudslides for FEMA compliance. Coordinated with emergency services for appropriate access and safety.

**Hanson El Monte Pond Cultural Monitoring, Sierra Pacific West Inc., San Diego County, California.** Responsible for preparation of the negative monitoring letter.

**Inland Empire Brineline Reach V Rehabilitation, Santa Ana Watershed Project Authority, City of San Bernardino, California.** Served as archaeological technician. Responsible for the monitoring of ground disturbing activities for archaeological resources.

# Samantha Murray, MA

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## Historic Built Environment Lead / Senior Architectural Historian

Samantha Murray is a senior architectural historian with nearly 15 years' professional experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, medical, ranching, mining, airport, and cemetery properties, as well as a variety of engineering structures and objects. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of transportation, transmission and generation, federal land management, land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Resources Evaluation Reports (HREs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans).

### **Education**

*California State University, Los Angeles*

*MA, Anthropology, 2013*

*California State University, Northridge*

*BA, Anthropology, 2003*

### **Professional Affiliations**

*Society of Architectural Historians*

*National Trust for Historic Preservation*

*Registered Professional Archaeologist*

## Select Project Experience

**Chappell Property, 28600 Triple C Ranch Road, City of Murrieta, Riverside County, California (2020).** Served as principal architectural historian, co-author, and QA/QC of final work products. Dudek was retained by the Western Riverside County Regional Conservation Authority (WRCRCA) to complete a cultural resources study and evaluate the historical significance of the Chappell Ranch property (Project) located at 28600 Triple C Ranch Road, in the City of Murrieta, Riverside County, California (APN 384-260-064). The study included: a records search; Native American coordination; a pedestrian survey of the property's built environment by a qualified architectural historian; an intensive-level pedestrian survey of the Project's Area of Potential Effect (APE) by qualified archaeologists; building development and archival research; development of an appropriate historic context for the property; recordation of cultural resources identified on the Chappell Ranch property; and evaluation of resources for historical significance and integrity in consideration of NRHP, CRHR, and local eligibility requirements. The report was prepared in conformance with Section 106 of the NHPA and CEQA.

**Oakmont Mission and Ramona Industrial Park Project. City of Montclair, San Bernardino County, California (2020).** Served as principal architectural historian, co-author, and QA/QC of final work products. Dudek was

retained by the City to prepare a cultural resources technical report which included significance evaluations for the Tiki Drive-In Theater and Swap Meet property as well as two auto-related service properties. The project proposed to demolish all existing buildings on the proposed Project site and construct approximately five speculative industrial buildings, creating approximately 529,000 square feet of industrial space, 630 passenger vehicle parking spaces and 42 trailer stalls.

**Palmetto Avenue Warehouse Project, City of Rialto, San Bernardino County, California (2019).** Served as principal architectural historian, co-author, and QA/QC of final work products. The proposed project includes construction of a single industrial/warehouse building equaling approximately 92,252 square feet (inclusive of 4,756 square feet of mezzanine) on an approximately 4.24-gross-acre property located at the northeast corner of Palmetto Avenue and Baseline Road. Dudek prepared a cultural resources technical report that included conducting a CHRIS record search, reviewing permits held by the City of Rialto, archival research, historical context development, developing building descriptions, and historical significance evaluations for the three single family residences affected by the project. All properties were determined ineligible for listing in the NRHP and the CRHR.

**Silverado Canyon Road Over Ladd Creek Bridge Replacement Project, Orange County Public Works, Caltrans District 12, California (2018-2019).** Orange County Public Works (OCPW) proposed to remove and replace the existing Silverado Canyon Road as it passes over Ladd Creek on the proposed project at a location slightly east of the intersection of Ladd Canyon Road and Silverado Canyon Road. Caltrans District 12 required preparation of an ASR and HPSR. Ms. Murray developed the project's area of potential effects map, reviewed the project area for historical resources, and assisted with finalizing the HPSR. She also provided QA/QC of all final documents.

**HABS Written Documentation for Camp Haan, Riverside County, California (2017).** Served as provided project management and QA/QC of the final HABS documentation and submittal package. Dudek was retained by the County of Riverside Economic Development Agency (EDA) to prepare HABS documentation for approximately 28 building foundations associated with the Camp Haan property located on March Air Reserve Base

**Tequesquite Creek Maintenance Project, City of Riverside, Riverside County, California (2017).** Co-authored the significance evaluation and provided QA/QC of the cultural resources report. Dudek was retained by the City of Riverside to conduct a cultural resources study for the proposed Tequesquite Creek Maintenance Project. The Tequesquite Creek Channel was constructed circa 1962-1966 and required evaluation for historical significance. The resource was found ineligible under all designation criteria and integrity requirements.

**Northside Specific Plan, Cities of Riverside and Colton, San Bernardino and Riverside Counties, California (2017).** Provided QA/QC of the final cultural resources report. Dudek prepared cultural resources constraints analysis in support of the proposed Northside Specific Plan Project located in the City of Riverside in Riverside County and the City of Colton in San Bernardino County, California. The report presents the results of a cultural resources records search and literature review and preliminary Native American coordination, including an inventory of identified historical resources within the plan area.

**Chino Annexation Area Project, City of Chino, San Bernardino County, California (2017).** Served as prepared the evaluations and conducted QA/QC of the cultural resources MND section. The Chino Annexation Area Project involves annexation of an approximately 40-acre site (project site or annexation area) into the City of Chino, as well as approval of General Plan Amendments and pre-zoning designations for this site. Seven previously unrecorded historic-age resources were identified within the project area and were recorded and evaluation for historical significance. All properties were found not eligible for designation.

**Duke Fontana Warehouse Project, City of Fontana, San Bernardino County, California (2017).** Served as assisted with background research, co-authored the report, and provided QA/QC of the final cultural resources report.

Dudek was retained by the City of Fontana to conduct a cultural resources study for the proposed Duke Fontana Warehouse Project. The proposed project would include construction of a 288,215-square-foot (gross), one-story industrial/warehouse building on an approximately 13.45-acre site at the intersection of Santa Ana Avenue and Oleander Avenue. As part of the cultural resources study, Dudek evaluated 8 residential properties over 45 years old for historical significance. The resources were found not eligible under all designation criteria and integrity requirements.

**Pacific Freeway Center Project, City of Fontana, San Bernardino County, California (2017).** Served as assisted with background research, co-authored the report, and provided QA/QC of the final cultural resources report. Dudek was retained by the City of Fontana to conduct a cultural resources study for the proposed Pacific Freeway Center Project. The project would include construction and operation of two “high cube” warehouse/distribution/logistics buildings with associated office spaces, surface parking, and loading areas. As part of the cultural resources study, Dudek evaluated the former Union Carbide Site for historical significance. The resource was found not eligible under all designation criteria and integrity requirements.

**North Montclair Downtown Specific Plan EIR, City of Montclair, San Bernardino County California (2016).** Served as prepared the cultural resources MND section. The project proposes expansion of the Montclair Plaza (the Mall)— a regional shopping center— which would involve the demolition of portions of the existing Mall, construction of new retail/entertainment/restaurant space, renovation and refurbishment of portions of the existing mall, and the construction additional structured and surface parking.

**Mt. San Jacinto College (MSJC) Master Plan Project, City of San Jacinto, Riverside County, California (2015).** Served as architectural historian, archaeologist, and lead author of the cultural resources study. As part of the study, evaluated 11 buildings for NRHP, CRHR, and local level criteria and integrity requirements. The buildings were constructed prior to 1970 and proposed for demolition as part of the project. The study also entailed conducting extensive archival and building development research at District offices, a records search, and Native American coordination.

**Montclair Plaza Expansion Project, City of Montclair, San Bernardino County, California (2014).** Prepared the cultural resources MND section, which included an evaluation of several department store buildings proposed for demolition. All buildings were found ineligible for listing. The project proposes to expand the existing Montclair Plaza Shopping Center.

## Presentations

### ***Historical Resources and CEQA: An Overview of Identification, Evaluation, Impacts Assessment, and Mitigation.***

**Prepared for the Gilroy Historic Heritage Committee. Presented by Samantha Murray, Dudek. May 15, 2019.** Ms.

Murray delivered a 1.5-hour PowerPoint presentation to the City of Gilroy’s Historic Heritage Committee during one of their monthly public hearings. The presentation provided an overview of the CEQA process, how historical resources are treated under CEQA, as well as the process for identification, evaluation, impacts assessment, and options to consider for mitigation. The presentation also included examples from CEQA Case Law and included an extensive question and answer session with the audience.

### ***Knowing What You’re Asking For: Evaluation of Historic Resources.*** Prepared for Lorman Education Services.

**Presented by Samantha Murray and Stephanie Standerfer, Dudek. September 19, 2014.** Ms. Murray and Ms.

Standerfer delivered a one-hour PowerPoint presentation to paying workshop attendees from various cities and counties in Southern California. The workshop focused on outlining the basics of historical resources under CEQA, and delved into issues/challenges frequently encountered on preservation projects.

# Appendix B

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## Confidential Records Search Results



# Appendix C

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Department of Parks and Recs Forms



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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 14 \*Resource Name or #: (Assigned by recorder) 3562 N Perris Boulevard

P1. Other Identifier: Coudures Family Farm

\*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 2012 T 04S; R 03W; NE ¼ of SE ¼ of Sec 07; San Bernardino B.M.

c. Address 3562 N Perris Boulevard City Perris Zip 92571

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 478993.22 mE/ 3744094.79 mN

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

Parcel Numbers: 303-080-017, 303-080-007, 303-080-018

Decimal Degrees: 33.836782, -117.227216

Elevation: 1457 ft. amsl

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

The subject property consists of three parcels arranged on an empty, L-shaped lot, which fronts onto both North Perris Boulevard and Morgan Street. No buildings are present at the subject property. A chain-link fence separates the lot from the street frontage. It contains approximately six (6) concrete pads in the eastern portion of the site, in various states of decay, which are likely the foundations for buildings that were demolished circa 2010-2012.

\*P3b. Resource Attributes: (List attributes and codes) HP30 - Trees, vegetation; HP33. Farm/Ranch

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

P5b. Description of Photo: (view, date, accession #) Tree row along Morgan Street, looking southwest (IMG 4302)

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



\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

Circa 1932 (Riverside Daily Press 1932)

\*P7. Owner and Address:

Patriot Development Partners  
5710 Crescent Park East, No.  
429  
Playa Vista, CA 90044

\*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser, MSHP  
Dudek, 3544 University Ave.  
Riverside, California 92501

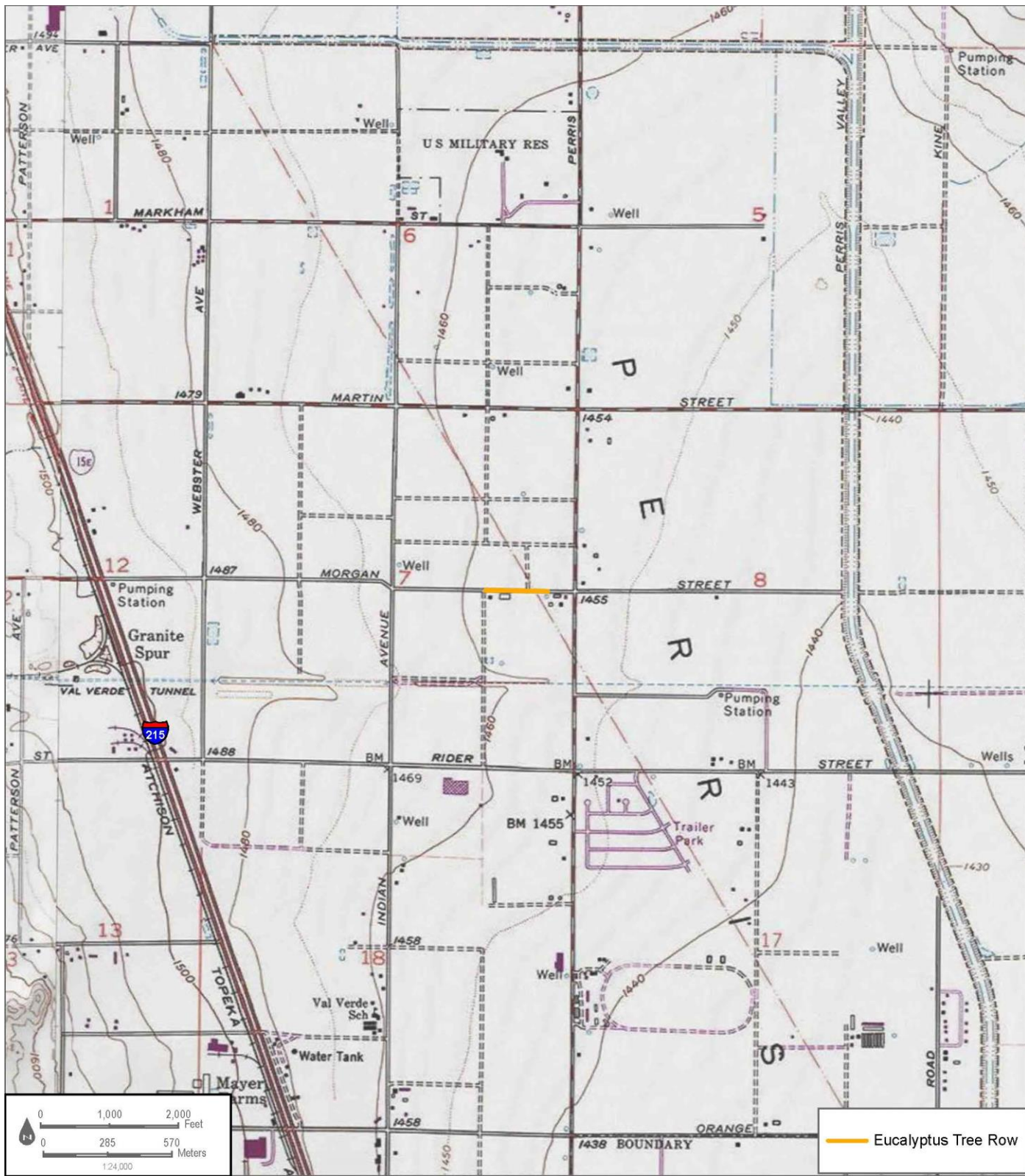
\*P9. Date Recorded: June 12, 2020

\*P10. Survey Type: (Describe)  
Intensive level survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dudek. 2020. Cultural Resources Report for the Perris Boulevard and Morgan Street Industrial Park Project. Prepared for Patriot Development Partners. July 2020.

\*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

\*Resource Name or # (Assigned by recorder) 3562 N Perris Boulevard \*NRHP Status Code 6Z  
Page 3 of 14

B1. Historic Name: Jean and Marie Coudures Farm tree row  
B2. Common Name: 3562 N Perris Boulevard tree row  
B3. Original Use: farming and ranching property  
B4. Present Use: vacant, tree row remaining

\*B5. Architectural Style: unknown

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
1928 - Jean and Marie Courdures purchase the property  
1932 - first mention of a house on the property  
1938 - first aerial photograph where tree row is visible  
2011 - last known aerial photograph with farm buildings intact  
2012 - all farm buildings demolished except tree row

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: unknown b. Builder: Jean and Marie Coudures

\*B10. Significance: Theme n/a Area n/a  
Period of Significance n/a Property Type n/a Applicable Criteria n/a  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

(See Continuation Sheet)

B13. Remarks:

\*B14. Evaluator: Kate Kaiser, MSHP

\*Date of Evaluation: July 16, 2020

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 3562 N Perris Boulevard

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### P3a. Description (Continued):

More concrete slab foundations and a small concrete stem wall are at the far northwest corner of the property. In the eastern portion of the property, the concrete pads are surrounded, somewhat, to the west and south, by mature eucalyptus trees and shrubs. Along Morgan Street a few immature, volunteer/recent growth eucalyptus are present between the concrete pads and Morgan Street.

West of the concrete pads, along Morgan Street, is a eucalyptus tree windbreak, the only remaining feature of the Coudures farm (Figures 8 through 15). The windbreak consists of a row of fifty-six (56) mature eucalyptus trees, four stumps, and roughly a dozen immature volunteer trees. It is arranged in double rows at the eastern and western ends, but for the majority of its length, is a single row. Several mature trees in the tree row appear to have been cut back to stumps at least once and have since re-sprouted. The tree row is visible on every historical aerial photograph since 1938, and likely dates to 1928 when the Coudures Family purchased the farm.



Figure 1. Tree row along Morgan Street, looking southeast (IMG\_4320)

## CONTINUATION SHEET

Property Name: 3562 N Perris Boulevard

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Figure 2. Subject Property, Perris Boulevard at left, looking south (IMG\_4382)



Figure 3. Subject Property, east concrete pad locus, Morgan Street at right, looking west (IMG\_4379)

## CONTINUATION SHEET

Property Name: 3562 N Perris Boulevard

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Figure 4. Subject Property, east concrete pad locus near N Perris Boulevard, looking southwest (IMG\_4294)



Figure 5. Subject Property, west concrete pad locus near Barrett Avenue, looking south (IMG\_4325)

## CONTINUATION SHEET

Property Name: 3562 N Perris Boulevard

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Figure 6. Example, double tree row, looking east (IMG\_4360)



Figure 7. Example, cut stump with regrowth, looking south (IMG\_4318)

**B10. Significance (Continued):**

## CONTINUATION SHEET

Property Name: 3562 N Perris Boulevard

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### Historical Context

#### *History of Perris and Perris Valley*

The Perris Valley was sparsely settled by minor mining operations until 1881 when the California Southern Railroad put their railroad route through the valley, connecting the Atchison, Topeka, and Santa Fe (ATSF) route to San Diego. The presence of the railroad in the valley made it more attractive and settlers began staking homesteads and buying railroad land in what was then-called Pinacate. Pinacate consisted of a station, siding, post office, and water tower at the time. In 1885, settlers discussed a new town location and purchased land from California Southern and Fred T. Perris, the railroad's chief engineer. A depot site and well site were selected and surveyed by Perris, and a town survey mapped and platted by E. Dexter and George A. Doyle just a mile north of the ATSF station. The town site of Perris was officially named for Fred T. Perris and a new, brick station on the Transcontinental Route of the ATSF opened on April 1, 1886 (Brown and Boyd 1922; City of Perris 2020; Ellis 1912).

Within a year, businesses include general merchandise stores, hotels, a pharmacy, a telegraph operator, doctor, a grocery store, and a newspaper emerged in the town of Perris, while the surrounding lots were purchased by ranchers and orchardists. Later the next year, the businesses at the town of Pinacate to the south moved to Perris and started business there. Saloons, blacksmiths, banks, laundries, and millineries were established. By 1887, multiple passenger and freight trains stopped at Perris daily. However, the route washed out further south near Temecula several times in 1890-1891 due to major floods and seasonal storms, causing ATSF to abandon the route past Temecula in 1892. The route continued to Temecula, but was eventually cancelled by ATSF in 1927 (Brown and Boyd 1922; Lech 2017).

As the town population grew through the end of the nineteenth century, the need for infrastructure also grew. In 1890, the Perris Irrigation District was organized to provide water to farmers and property owners in the area, and arranged for water to be piped from Bear Valley Reservoir in the San Bernardino Mountains. In the 1890s the Perris Brick Factory was established, one of the first industries in the town. Another development was the Perris Indian School, established in 1892, an off-reservation boarding school for Southern California Native Americans between Tule River Agency and San Diego County. The school was near the subject property site, on an 80-acre lot at the modern intersection northeast of Perris Boulevard and Morgan Street. This school location was abandoned due to lack of water for another location in the City of Riverside on Magnolia Avenue, which opened in 1904 (City of Perris 2020; Ellis 1912; Perris Valley Historical and Museum Association 2016; Sherman Indian Museum 2020; USGS 1901).

In 1911, residents of the town submitted a petition to Riverside County for incorporation. The petition was brought for a vote in April 1911, and the town voters approved the measure with a majority supporting cityhood. In May 1911, the City of Perris was an officially incorporated. Though the railroad had played an important role in the city's establishment, most citizens were agriculturalists, and the area produced grain, alfalfa, Kadota figs, King potatoes, and sugar beets. Unlike the other areas of Riverside County, the Perris Valley was not able to sustain large citrus orchards due to the lack of water. Dry farmed crops were the most successful, as the amount of water available from water companies pumping from Big Bear Reservoir was overall less than anticipated. Other small, unincorporated towns of Alessandro and Val Verde also sprung up with their own small schools, post offices, and farming communities which relied on the Perris Depot (Bautista and Scott 1982; Brown and Byrd 1922; City of Perris 2020; Minnich 1994).



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Property Name: 3562 N Perris Boulevard

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By 1920, the City of Perris had grown to a modest 499 residents, and by 1930, the population had only increased to 763. The ATSF abandoned the Perris Depot in 1927 in favor of more populous and advantageous locations. Outside of the city itself, the surrounding area had some development. In the early 1930s, a new civic center was built for the City, as well as an airport. In the late 1930s, construction of the 31,150-foot long Val Verde Tunnel, the last in a vast network of tunnels, siphons, and conduit for the Colorado River Aqueduct was constructed, linking Parker Dam to Lake Mathews Reservoir. In the early 1940s, Louis B. Mayer, of Metro-Goldwyn Mayer Studios purchased a 500-acre farm on the east and west sides of Perris Boulevard, north of Orange Avenue, where he raised thoroughbred racehorses until 1948. As the twentieth century progressed into the 1940s and World War II, an influx of soldiers working at Camp Hahn U.S. Army base (now, March Field Air Force Base), which was located between the City of Riverside and the City of Perris increased the City of Perris' population. The depot re-opened as a major transportation center for the base. (City of Perris 2020; Minnich 1994; Perris Valley Historical and Museum Association 2016; Southwest Builder and Contractor 1933).

In the Post-War years, Perris experienced a population increase, modest compared to the rest of Southern California, and the city began to extend into former crop and grain fields. Landowners consolidated into a few prominent families, regularly advocated for farmers' interests, including using water conservation. New suburban housing developments outside of the downtown core, including Rancho Village and the Perriscito Tract. In 1953, the City of Perris entered a compact with Eastern Metropolitan Water District and began importing Colorado River water which in turn boosted the farming of King potatoes. However, like many cities in Southern California, by the end of the 1960s rising water costs and land prices made the farming of potatoes uneconomical when compared with residential development. South of Perris, unincorporated towns such as Menifee, Sun Valley, and Romoland were developing retirement communities and affordable master-planned communities in hopes these would eventually lead to the expansion of the City, but this was not to be (City of Perris 2020; Minnich 1994; Perris Valley Historical and Museum Association 2016; Riverside Daily Press 1952).

During the 1970s, major changes to the Perris area brought about a new industry in the area: recreation. In 1973, the Perris Dam was completed, creating Lake Perris, the southernmost reservoir in the California State Water Project, and a California State Park. Another recreation improvement was the establishment of a skydiving "farm" in 1976, which attracted people with the novelty of jumping out of airplanes (City of Perris 2020; Perris Valley Historical and Museum Association 2016).

Between 1980 and 1990, the City of Perris's population exploded, jumping from 6,827 to 21,460, an increase of 214%. Population as well as industrial growth continued into the 1990s. U.S. Route. 395 became Interstate 215 in 1992. A large area called the Perris Valley Commerce Center was annexed to the City of Perris from the March Air Reserve Base after the land was decommissioned. The boundaries of this area were Interstate 215 in the west, Placentia Avenue to the south, the Perris Valley Storm Channel to the east, and the March Air Reserve Base and the Riverside County Flood Control District channel to the north. This area was developed as a commercial office and industrial park area and the area continues to be dominated by this type of development today (NETR 2020; Albert A. Webb Associates 2018; Perris Valley Historical and Museum Association 2016).

### *Development History of the Project Site*

The subject property was originally a small alfalfa and grain ranch on the outskirts of the Perris and Val Verde communities, southwest of the Perris Boulevard and Morgan Street intersection. Early in Perris Valley history, the opposite, northeast corner of Perris Boulevard and Morgan Street briefly operated as the Perris Indian School between 1892 and

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Property Name: 3562 N Perris Boulevard

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1904, when the school was officially moved to the City of Riverside (Sherman Indian Museum 2020). The period of ownership between 1904 and 1928 is unknown, but the area was likely part of a larger ranch or farm owned by a local from Val Verde or Perris.

In 1928, the subject property was purchased by Jean Mari and Marie Coudures. Jean Mari Coudures was born in 1889 in the town of Arette, in the Aquitaine (Basque) region of France. He arrived in the United States in 1910, and moved to Beaumont, California in 1911 at age 21. At Beaumont, Coudures briefly worked as a contract shepherd. He was later employed on a sheep ranch in Alessandro, in the Perris Valley, working on lands in what is now the March Air Reserve Base (established 1918). Coudures met his wife, Marie Lassa, another Basque immigrant, while both were working at the Alessandro sheep ranch. They married in Perris in 1915, and immediately began farming on leased land on the Hendricks Estate in Alessandro. Coudures became a naturalized citizen in 1921, and in 1922, Jean and Marie Coudures bought their first 40-acre ranch on Orange Street in Perris. In 1928, the Coudures Family bought a second, much larger ranch at the corner of Perris Boulevard and Morgan Street, which became their main residence (Figure 7). By 1932, Coudures had a house and shed erected at the property (Riverside Daily Press 1932, 1957; Smith 2018).



Figure 8. Coudures Farm, Morgan Street at far right, no date (youtube.com: Stories from Perris Valley).

The Coudures family continued to accumulate properties around the Perris and Alessandro Valleys, eventually amassing over 15,000 acres of farmland, though not all were actively utilized or contained residences. They mainly raised sheep, or grew alfalfa, potatoes, and sugar beets at their various properties. Jean and Marie Coudures' prominent land ownership led them to help form the San Jacinto Water Conservation District in 1935 to combat the Metropolitan Water District (MWD)'s plan to tap the underground water supply, which was already sparse. Coudures also regularly spoke about land speculation well into the 1960s, when suburban encroachment on farms was a concern in Perris Valley (Riverside Daily Press 1936, 1957, 1960; Smith 2018).

Jean and Marie Coudures raised sheep grain until the late 1960s when their son, John

## CONTINUATION SHEET

Property Name: 3562 N Perris Boulevard

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Coudures Jr. an attorney in the City of Perris, began taking a more active role in managing the family. Both Jean and Marie died in the 1970s. John Jr. was a prominent Perris citizen in his own right, serving as a City Attorney for the City of Perris in the 1940s, chairman of the Perris Valley Water Advisory Committee in the 1950s, and appointed to the Eastern Municipal Water District board in 1973. He also helped develop the Perris Plaza at Nuevo Road and Perris Boulevard in the 1970s. He was an owner of the Medical Arts Convalescent Hospital in Perris. In the 1980s, John Jr. began to roll back farm leases and sold most of the family farmland, excluding the subject property. John Jr. died in 1995, leaving all his property in an estate for his children (Press-Enterprise 1995; Smith 2018).

After John Jr.'s death in 1995, the family sold off the remaining portions of the estate. In 2000, a large section north of the subject property, along the Ramona Expressway, became the Lowes Distribution Center. The Coudures family farm buildings at Morgan Street and Perris Boulevard were demolished sometime between September 2011 and August 2012, leaving only the eucalyptus tree row along the south side of Morgan Street (Garrison and Smith 2019; GoogleEarth 2020; LAT 2000; NETR 2020b; Smith 2018).

### NRHP/CRHR Statement of Significance

*Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.*

Within the context of farming in the Perris, Val Verde, and Alessandro areas, the subject property was one of many farms in the region and developed relatively late compared to earlier settlements. Farming settlement grew rapidly in the area after ATSF routed their San Diego line through Perris in 1885, and a train depot was established in 1886. The subject property is not related to the Perris Indian School which operated nearby from 1892 to 1904, nor to the incorporation of City of Perris in 1911. The subject property was not developed until at least 1928 and as a result of this relatively late development, the subject property was operated as part of a dis-contiguous network of farms with one owner. This is not unique to the region or to farming as a whole. Further, because all farm buildings have been demolished, and only the eucalyptus tree windbreak remains, any possible historically significant associations to the history of farming in Perris have been lost.

The subject property is not directly associated with any one event that had made a significant contribution to the broad pattern of history. Therefore, due to a lack of identified significant associations with events important to history, and a complete lack of physical integrity the subject property does not appear eligible under NRHP/CRHR Criterion A/1.

*Criterion B/2: That are associated with the lives of persons significant in our past.*

The subject property was originally purchased in 1928 by Jean and Marie Coudures, a prominent Basque family who settled and farmed in the Perris Valley. They are part of a long historical trend of Basque diaspora to the United States, which began with Spanish settlement of Florida, Mexico and Alta California. Though there were fewer Basque settlers in Southern California, both Jean and Marie Coudures met while participating in sheepherding, considered a traditional job for Basque immigrants.

Despite a consequential relationship to the theme of Basque diaspora, the Basque sheepherding tradition, and the Coudures' eventual rise to prominence as farmers and landholders in the Perris Valley in the twentieth century, all possible association with the Coudures family has been lost due to the demolition of the family farm buildings: residence barn, storage, hired help housing, and outbuildings. Without these buildings,

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there is not a tangible connection or understanding of the Coudures's impact on the Perris Valley as farmers. The eucalyptus tree windbreak, along Morgan Street, may have once contributed to the farm's history, however without the physical context of the farm buildings, the tree row's physical context and setting have been destroyed. Despite, a connection to an important family who arguably had an impact on the history of Perris and its twentieth century growth, the property lacks the physical integrity to convey this association. Therefore, the subject property does not appear eligible under NRHP/CRHR Criterion B/2.

*Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*

Purchased in 1928, and constructed by 1932, the Coudures farm at Perris Boulevard and Morgan Street no longer contains any buildings. All that remains of the built environment are broken concrete foundation pads and a eucalyptus tree row along Morgan Street. The extant tree row is not distinctive of a specific type of landscape design, period of construction, or method of construction. Tree-lined roads and lining a property border with trees to serve as a windbreak remain common occurrences in both rural and urban settings and have persisted for hundreds of years. The remaining tree row also does not represent the work of a master architect, builder, or designer, as it was probably planted by members of the Coudures family, and does not possess high artistic value. While the farm might once have been representative of a particular or distinctive entity whose components may lack individual distinction, today, with only the tree row, the subject property has lost any such representation. As such, the subject property does not appear eligible under NRHP/CRHR Criterion C/3.

*Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.*

The subject property is not likely to yield information important to understanding prehistory or history. Therefore, the subject property does not appear eligible under NRHP/CRHR Criterion D/4.

### **Integrity Discussion**

The property's does not maintain integrity of location as all original buildings have been removed or demolished. The only remaining feature which retains integrity of location is the eucalyptus tree row, however when observed as a whole, the site does not retain integrity of location. The subject property does not possess integrity of setting, due to the addition of large-scale industrial warehouses north, south, east, and west of the subject property. The subject property is the only remaining agricultural land in the area. The subject property does not retain integrity of design, materials or workmanship, as all of the original buildings have been removed, Design, materials, and workmanship are not visible with a utilitarian tree row,. The property does not retain integrity of feeling or association as the progressive demolition of the buildings at the site, the neighboring agricultural properties, and the introduction of industrially zoned warehouses have destroyed any association to a residential or rural agricultural neighborhood. The only remaining historical feature was the row of eucalyptus trees along Morgan Street, which may have been used for shade, as a windbreak or simply to demarcate property. Similarly, the subject property does not retain integrity of feeling. With the loss of its buildings, the subject property can no longer convey the sense of an early twentieth century rural farm, and instead appears only as an empty lot. The subject property has also lost integrity of association with prominent Perris Valley citizens, Jean, Marie and

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John Jr. Coudures. The subject property would be unrecognizable to any of them today. In summary, the subject property does not retain requisite integrity to convey significance, historical associations, or architectural merit.

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# Appendix D

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Confidential Native American Coordination Documentation