

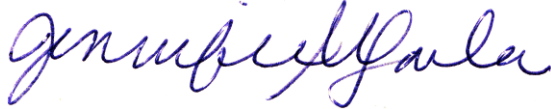
February 27, 2020

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**REGARDING: CULTURAL RESOURCES RECORDS SEARCH RESULTS AND RECOMMENDATIONS,
SUN LAKES BOULEVARD PROJECT (APN 419-140-057), CITY OF BANNING,
COUNTY OF RIVERSIDE, CALIFORNIA**

L&L Environmental, Inc. (L&L) completed a California Historical Resources Information System (CHRIS) records search for the Sun Lakes Boulevard Project (APN 419-140-057), in the City of Banning, County of Riverside, California. L&L completed this work to address the anticipated need for California Environmental Quality Act (CEQA) compliance associated with future residential development in the project area. This submittal is intended to summarize the results of L&L's research and to outline recommendations for additional work required to demonstrate compliance with CEQA for cultural resources.

Sincerely,
L&L Environmental, Inc.



Jennifer M. Sanka, M.A., RPA
Principal Investigator



Leslie Nay Irish
CEO

Enclosures:

- Enclosure 1. Project Area Location Maps
- Enclosure 2. EIC Records Search Form

Purpose of this Document

L&L Environmental, Inc. (L&L) completed a California Historical Resources Information System (CHRIS) records search at the Eastern Information Center (EIC) located at the University of California, Riverside. Based on the results of the records search, L&L developed recommendations for additional work, where necessary, to demonstrate compliance with CEQA for cultural resources. This document is intended to summarize the results of the records search and present L&L's recommendations.

Project Location and Description

The project area is in western Riverside County, California and is situated south of Interstate 10 and east of Highway 79 (Enclosure 1: Figure 1). Specifically, it is within Section 12 of Township 3 South, Range 1 West as shown on the U.S. Geological Survey (USGS) *Beaumont*, CA 7.5' topographic quadrangle map (Enclosure 1: Figure 2). The project is immediately northeast of the intersection of Sun Lakes Village Drive and Sun Lakes Boulevard in the City of Banning (Enclosure 1: Figure 3). The project site includes Assessor's Parcel Number (APN) 419-140-057 and totals ±47.74 acres. The project proposes developing the property into residential housing.

California Historical Resources Information System (CHRIS) Records Search

The CHRIS records search was completed at the EIC on February 5, 2020 by L&L Archaeologist William R. Gillean, B.S., working under the supervision of L&L Principal Investigator Jennifer M. Sanka, M.A., RPA (Enclosure 2). The records search included a review of previously recorded cultural resource sites and isolates, recorded built-environment resources, and previous cultural resources studies on or within a one-mile radius of the project area. In addition, the records search included a review of the National Register of Historic Places (NRHP), Archaeological Determinations of Eligibility (ADOE), and the Built Environment Resources Directory (BERD) for the City of Banning. The results indicate that no previously recorded cultural resources are in the project area while three (3) cultural resources were recorded in the one-mile search radius. Of these previously recorded resources, one (1) is within 0.25 mile, one (1) is within 0.50 mile, and one (1) is between 0.50 and one mile of the project area.

All the previously recorded resources are historic age and they consist of the Union Pacific Railroad (UPRR)/Southern Pacific Railroad (SPR) and two (2) sites comprised of water

conveyance systems. These previously recorded resources and their locations relative to the project area are outlined below in Table 1.

Table 1. Previously Recorded Cultural Resources Located Within One Mile of the Project Area

Resource Number	Recorder Name and Date	Resource Description	Within ~One to 0.50 Mile Radius	Within ~0.50 to 0.25 Mile Radius	Within ~0.25 Mile Radius	Within Project Area?
33-9498/ CA-RIV- 6381H/CA- IMP-3424H	Originally recorded by S. Ashkar of Jones & Stokes, 1999 Segments of this linear resource were updated by C. Chasteen of Myra L. Frank & Associates, 2003; C. Taniguchi of Galvin and Associates, 2005; S. Wilson and K. Chimel of ICF Jones & Stokes, 2009; S. Kremkau, 2012; T. Baurley and J. Sanka of L&L, 2015; D. Leonard of HDR, 2016; and P. Moloney, R. Elder, and W. Blodgett of Applied Earth Works, 2017	Historic: The UPRR/SPR. This resource consists of a segment of the UPRR (historically the SPR) that extends across California. The alignment includes several smaller railroad lines that were acquired and consolidated into the SPR in 1884. The lines were later acquired by the UPRR in the 1990s.	●	●	●	No; however, this resource is located to the north of the project area.
33- 13779/CA- RIV-7544	P. Messick and M. Dice of Michael Brandman Associates (MBA), 2004	Historic: A series of water conveyance features. The site was recommended not eligible for inclusion in the NRHP or the California Register of Historical Resources (CRHR).	●	—	—	No
33- 15033/CA- RIV-7997	Originally recorded by D. Brunzell of LSA Associates, Inc. (LSA), 2006 Updated by J. Miller, C. Morgan, R. Goodwin, and J. Hall, 2013; S. Justus, B. Wilson, A.	Historic: A water conveyance system consisting of a channelized ditch created from Smith Creek. This resource was recommended not eligible for inclusion in the NRHP and the CRHR in 2014 and the State Historic Preservation Officer (SHPO) concurred with this recommendation in 2016.	●	●	—	No

Resource Number	Recorder Name and Date	Resource Description	Within ~One to 0.50 Mile Radius	Within ~0.50 to 0.25 Mile Radius	Within ~0.25 Mile Radius	Within Project Area?
	Giacinto of ASM Affiliates (ASM), 2010; A. Williams of Southern California Edison (SCE), 2014; and M. DeCarlo of ASM and Doug Mengers of PanGIS, 2018					

The EIC records search also indicated that 27 area-specific cultural resource reports are on file for the project area and the one-mile search radius. Two (2) of these studies addressed the project area in 1981 and 2004 (RI-1434/SRS 1981; RI-8449/CRM Tech 2004). The 1981 survey encompassed a total of 900 acres and reported no known cultural resources within current project area. However, information regarding field survey transect spacing or the percentage of land covered during the survey was not provided in the report so the level of survey coverage within the current project area is unknown. Cultural resources were identified about 0.15 mile to the southwest of the project area. Specifically, the survey detected numerous buildings, structures, and features, including a residence, agricultural outbuildings, barns, a well, and a refuse dump associated with the Old Stewart Ranch. While these resources were not recorded as a site, they do reflect patters of historic age land use in the immediate vicinity of the project area (RI-1434/SRS 1981).

The 2004 study was conducted in support of the City of Banning General Plan. This study included an inventory of cultural resources located in the City and the sphere of influence, as well as a reconnaissance style survey that visited previously recorded sites and addressed areas with a high potential for containing resources. This work resulted in the assessment of a project area that measured approximately 37 square miles. While this study addressed the current project area and the surrounding acreage via research and a records search, it did not include an intensive pedestrian survey for the subject property (RI-8449/CRM Tech 2004). As such, the EIC results indicate that the project area has been previously surveyed once for the presence or absence of cultural resources in 1981 (RI-1434/SRS 1981).

Collectively, the 27 previous studies cover approximately 90 percent of total surface area within the records search radius via research and field surveys. The report coverage is generally similar throughout the search radius with the lands within 0.25 mile, between 0.25 and 0.50

mile, and between 0.50 and one mile exhibiting about 90 percent coverage. The details of these reports are summarized below in Table 2.

Table 2. Previous Cultural Resources Studies Within One Mile of the Project Area

Report #	Date	Rsrcs	Report	Author
RI-1432	1986	No	Archaeological Report on Grading Monitoring Activities at Stewart Ranch, Riverside County, California	Scientific Resource Surveys, Inc. (SRS)
RI-1433	1985	No	An Historical Study of Stewart Ranch in Riverside County, California	SRS
RI-1434	1981	Yes	Cultural Resources Report on 900 +/- Acre Parcel (Portion of the Old Stewart Ranch), Located in the Banning-Beaumont Area, Riverside County, California	SRS
RI-1830	1984	No	An Archaeological Assessment of Parcel 18132, Beaumont Area of Riverside County, California	Archaeological Research Unit
RI-2203	1987	No	An Archaeological Assessment of the Hovchild Property, Riverside County, California	C. E. Drover
RI-2350	1988	Yes	MCI Rialto to El Paso Fiber Optics Project - Intensive Cultural Resource Survey - San Bernardino and Riverside Counties, California	Dames & Moore
RI-3039	1990	No	An Archaeological Assessment of the "Sunset Crossing" Project, a 294.8 Acre Parcel as shown on TPM 25541, Located Immediately South of the I-10 Freeway at Sunset Avenue in Banning, Riverside County, California	Archaeological Associates
RI-4720	2004	Yes	Phase I Cultural Resource Survey and Historic Site Significance Evaluations for the Sunset Crossing Project Footprint, South Banning Area, County of Riverside, California	MBA
RI-4840	2002	No	Report of Phase I Archaeological Assessment of a 23-Acre Parcel in Beaumont, Riverside County	Archaeological Resource Management Corporation (ARMC)
RI-4841	2002	No	Addendum: Report of Phase I Archaeological Assessment of a 23-Acre Parcel in Beaumont, Riverside County	ARMC
RI-5136	2003	No	Cultural Resource Inventory and Paleontologic Assessment, Hovchild Property, City of Beaumont, County of Riverside, California	The Keith Companies
RI-6722	2006	Yes	Cultural Resources Assessment and Historic Evaluations: Deutsch Property Specific Plan, City of Banning, Riverside County, California	LSA
RI-7052	2006	No	A Cultural Resources Investigation of the Proposed San Gorgonio Village Project Area, Approximately 23 Acres of Land in the City of Beaumont, Riverside County, California	McKenna, et al.
RI-7055	2007	No	Historical/Archaeological Resources Survey Report: Assessor's Parcel Number 419-170-031, in the City of Beaumont, Riverside County, California	CRM Tech

Report #	Date	Rsrcs	Report	Author
RI-7339	2007	Yes	Identification and Evaluation of Historic Properties: Wastewater Treatment Plant Expansion and Recycled Water System, City of Banning, Riverside, California	CRM Tech
RI-7364	2007	No	Archaeological and Paleontologic Monitoring of a 29.7-Acre Project Area at the Northwest Corner of First Street and Commerce Way, Beaumont, Riverside County, California	Chambers Group
RI-7970	2006	Yes	A Study of the Past in San Timoteo Canyon and San Gorgonio Pass: Cultural Resource Assessment, Oak Valley Substation Project, Riverside County	LSA
RI-8011	2008	No	Final Cultural Resources Assessment, Study of the Past in San Timoteo Canyon and San Gorgonio Pass: Oak Valley Substation Project, Riverside County	LSA
RI-8027	2009	No	Letter Report: Proposed Cellular Tower Project(s) in Riverside County, California, Site Number(s)/Name(s): IE-04965A/Beaumont Health Center TCNS# 47154	Earth Touch
RI-8449	2004	No	Cultural Resources Technical Report: City of Banning General Plan	CRM Tech
RI-9167	2013	Yes	Cultural Resources Assessment and Class III Inventory: Volume I West of Devers Project, San Bernardino and Riverside Counties, California	LSA
RI-10157	2014	Yes	Archival Research Evaluation Results of 33 Cultural Resources for Southern California Edison Company's West of Devers Upgrade Project, Riverside and San Bernardino Counties, California, Volume 1	SCE
RI-10219	2015	No	Letter Report: Cultural Resources Summary for the Proposed Verizon Wireless, Inc. Property at the Potrero Site, 81 Highland Springs Avenue, Beaumont, Riverside County, California 92223	Tetra Tech
RI-10461	2015	Yes	Archaeological Investigations and Monitoring for the Construction of the Devers-Palo Verde No. 2 Transmission Line Project, Riverside County, California	ASM
RI-10478	2018	Yes	A Phase I CEQA/Class III NEPA (NHPA Section 106) Investigation for the 6th/Maple Septic Conversion Project in the City of Beaumont, Riverside Co., California	McKenna, et al.
RI-10754	2019	Yes	A Class III Historic Resource Study for Phase 3 of the Atwell Project for Section 106 Compliance, SPL-Banning, California	Brian F. Smith and Associates (BFSA)
RI-10766	2018	Yes	A Class III Historic Resource Study for Phase 2 of the Atwell Project for Section 106 Compliance, SPL-Banning, California	BFSA

Summary and Recommendations

Summary

The results of the CHRIS records search indicate that no previously recorded cultural resources are in the project area and that the project area was included in two (2) previous studies in 1981 and 2004 (RI-1434/SRS 1981; RI-8449/CRM Tech 2004). The 1981 study included a field

survey of the project area; however, the intensity of the surface survey is unknown, as no information is provided about transect spacing or the percentage of coverage (RI-1434/SRS 1981). The 2004 study addressed the current project area and the surrounding acreage via research and a records search, but it did not include an intensive pedestrian survey for the subject property (RI-8449/CRM Tech 2004). As such, the records search results indicate that the project area was previously surveyed once for the presence or absence of cultural resources more than 35 years ago (RI-1434/SRS 1981).

Additionally, the records search showed that 27 area-specific technical reports are on file for the project area and the one-mile search radius. These reports identified three (3) cultural resources. All resources are historic age and include a segment of the UPRR/SPR and two (2) sites comprised of water conveyance systems. The closest previously recorded resource to the project area is the UPRR/SPR, which trends east-west immediately to the north of the project area (33-9498/CA-RIV-6381H/CA-IMP-3424H). The other two resources are more than 0.25 mile from the project area.

Based on the results of L&L's research, no previously recorded cultural resources are in the project area. However, the most recent pedestrian survey was completed more than 35 years ago and the intensity of the survey is unknown. Thus, an intensive pedestrian survey of the project area is recommended to determine the presence or absence of cultural resources using current methods and standards. The results of the pedestrian survey and an assessment of the project area's sensitivity for prehistoric and historic age cultural resources would assist in determining the project's potential impact to historical and archaeological resources under CEQA and make recommendations for additional technical studies or field efforts (e.g., resource documentation, evaluation, and/or mitigation), should they be required. The assessment should also include Native American coordination. Specifically, a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) database search and information scoping efforts should be initiated with the contacts identified by the NAHC. This work would assist in determining the project's potential to impact Native American resources, including any possible Tribal Cultural Resources (TCRs). This coordination would also determine the need for related fieldwork, including Tribal site visits and/or Native American mitigation monitoring. Thus, L&L recommends additional fieldwork, reporting, and Native American coordination to demonstrate compliance with CEQA for cultural resources.

Recommendations

L&L recommends additional work to determine the impact of the proposed project on cultural resources, including historical and archaeological resources pursuant to CEQA. These recommendations are outlined below.

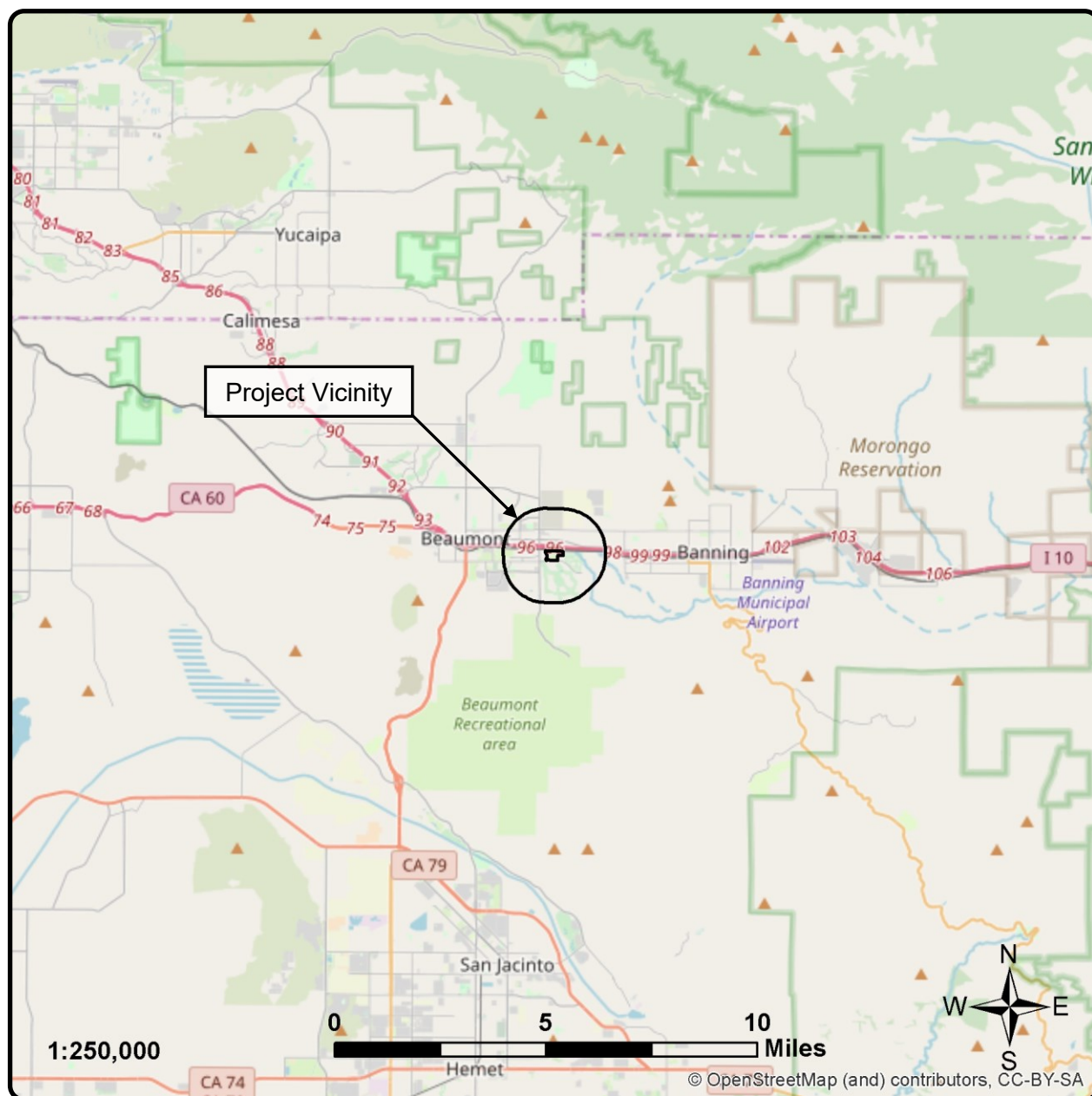
1. **Conduct a Phase I Cultural Resources Assessment.** This study should be completed by an archaeologist who meets the Secretary of the Interior's (SOI) professional qualifications standards for archaeology and should include a review of the records search information included in this report; the results of an NAHC SLF database search; information scoping efforts with the contacts named by the NAHC as having knowledge about the presence or absence of Native American cultural resources in the project area and vicinity, including TCRs; and an intensive pedestrian survey. The Phase I study should also include a cultural context and information about methods employed and the following elements:
 - a. Recordation of any detected archaeological resources (if present);
 - b. Evaluation of any potentially impacted archaeological resources (if present);
 - c. An assessment of project area sensitivity for prehistoric and historic age cultural resources;
 - d. Notes on the sensitivity of the project area for Native American resources and/or a summary of the results of Native American information scoping efforts;
 - e. Recommendations for additional work to complete evaluative efforts (if needed).

The Phase I study should also include recommendations for additional studies or field efforts (as appropriate), such as (but not limited to) additional research, Phase II testing, Phase III data recovery, archaeological mitigation monitoring, and/or Native American monitoring.

References

- CRM Tech. 2004. Cultural Resources Technical Report: City of Banning General Plan. RI-8449. Report on-file at the Eastern Information Center, University of California, Riverside.
- Scientific Resource Surveys, Inc. (SRS). 1981. Cultural Resources Report on 900 +/- Acre Parcel (Portion of the Old Stewart Ranch), Located in the Banning-Beaumont Area, Riverside County, California. RI-1434. Report on-file at the Eastern Information Center, University of California, Riverside.

Enclosure 1. Project Area Location Maps



L&L Environmental, Inc.

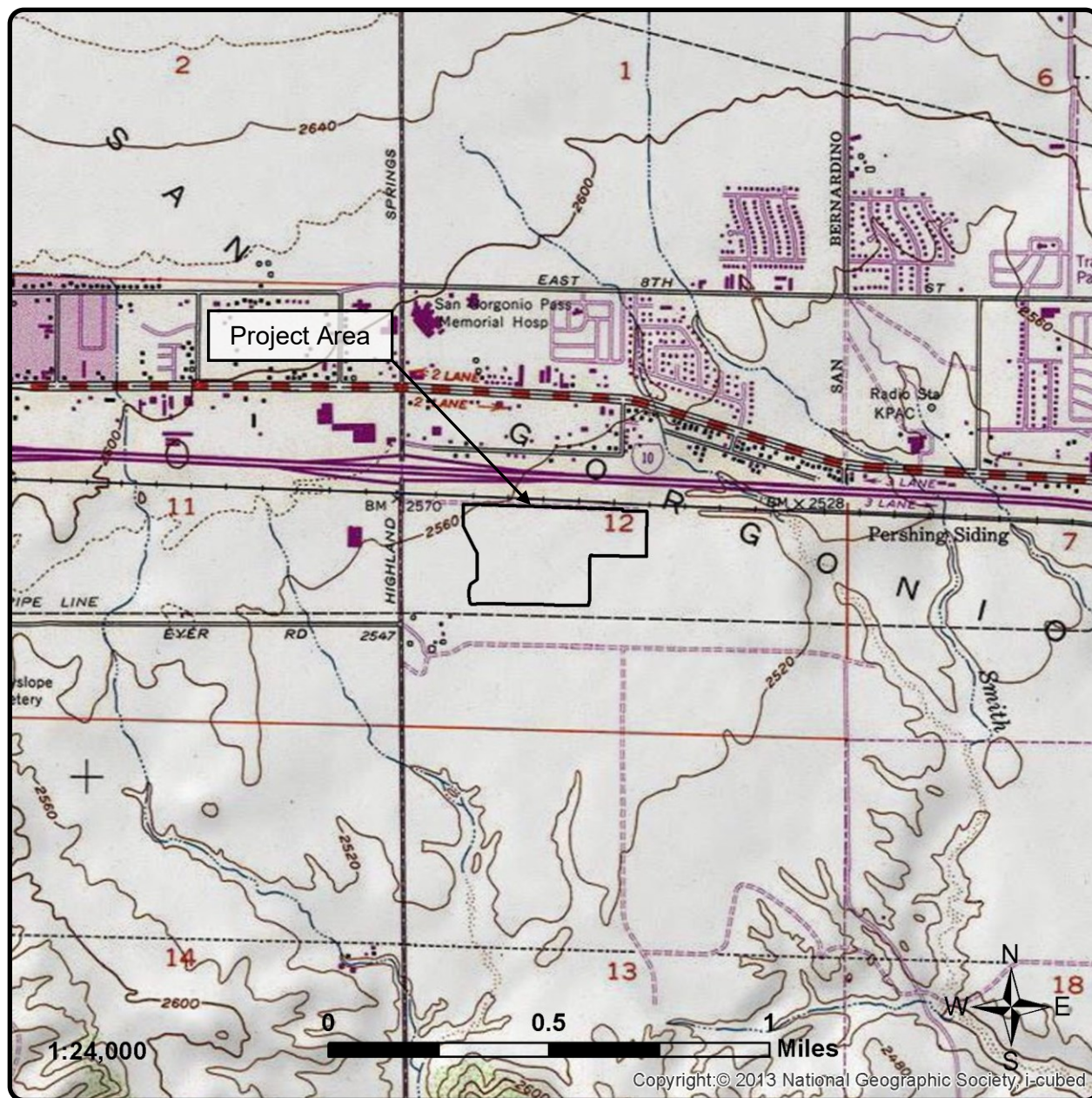
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Figure 1

Project Vicinity Map

Sun Lakes Boulevard Project
APN 419-140-057, City of Banning
County of Riverside, California



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Figure 2

Project Location Map

(USGS Beaumont [1988] quadrangle,
Section 12 of Township 3 South, Range 1 West)

Sun Lakes Boulevard Project
APN 419-140-057, City of Banning
County of Riverside, California



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Figure 3

Aerial Photograph

(Aerial obtained from Google Earth, August 2018)

*Sun Lakes Boulevard Project
APN 419-140-057, City of Banning
County of Riverside, California*

Enclosure 2. EIC Records Search Form

EIC DIY Worksheet

CHRIS Access and Use Agreement Number _____

EIC Tracking Number _____

Print Name Bill Galleon Date 02-05-2020

Affiliation L&L Environmental, Inc.

Address 700 E. Redlands Blvd. Suite 0-101 City/State/Zip Redlands, CA 92373

Telephone 909 9897 Fax 909 9893 Email wgalleon@l&lenvi.com

Billing Address (if different from above): N/A

Billing Email: bmengum@l&lenvi.com

Purpose of Access: Archaeological Records Search

Reference (project name or number, title of study, and street address if applicable):
RP6X-19-730 (City of Banning)

County: RIV Township/Range/Section or UTM: T3S; R1W; Sec. 12

USGS 7.5' Quad(s): Beaumont

TIME IN: 8:45

TIME OUT: 11:30

Copies: _____

Biblio: Yes/No: _____

Circle if applicable

Excel Spreadsheet: Yes/No

PDFs: Reports and/or Resources

****IC staff shall charge \$40 per hour minimum, plus \$20.00 per one-half after the first hour per each request for one or more bibliographic (list or detail), spreadsheet, and PDF copies.**