A PHASE I CULTURAL RESOURCES ASSESSMENT FOR THE TRAMMELL CROW BEAUMONT PROJECT

CITY OF BEAUMONT, RIVERSIDE COUNTY, CALIFORNIA

APN 417-020-070

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Archaeological Report Summary Information

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Report Title:	A Phase I Cultural Resources Survey for the Trammell Crow Beaumont Project, City of Beaumont, Riverside County, California
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Assessor's Parcel Number:	417-020-070
USGS Quadrangle:	*Beaumont, California* 7.5-minute quadrangle
Study Area:	30.9 acres
Key Words:	Archaeological survey; Site Temp-1; historic orchard, residence, warehouse, and fruit stand evaluated as not significant; City of Beaumont; 30.9acres; *Beaumont* USGS quadrangle; archaeological monitoring and plaque or interpretive display recommended.

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1.0 MANAGEMENT SUMMARY/ABSTRACT

The following report describes the results of the cultural resources survey conducted by Brian F. Smith and Associates, Inc. (BFSA) for the Trammell Crow Beaumont Project. The survey covered 30.9 acres located south of Highway 60 and west of the Highway 60 and Interstate 10 interchange in the city of Beaumont, Riverside County, California. The project is situated within Section 9, Township 3 South, Range 1 West, of the San Bernardino Baseline and Meridian, as shown on the USGS 7.5-minute *Beaumont, California* topographic quadrangle map and includes Assessor's Parcel Number (APN) 417-020-070.

BFSA conducted the archaeological assessment to locate and record any cultural resources present within the project in compliance with the California Environmental Quality Act (CEQA) and following City of Beaumont Cultural Resource Guidelines. The property currently contains the sparse remains of a 1950 orchard, a 1950 to 1953 single-family residence, a 1953 to 1952 warehouse, and a 1967 to 1972 fruit stand, which were collectively recorded as Site Temp-1 during the current survey.

1.1 Purpose of Investigation

The purpose of this investigation was to determine if any cultural resources would be affected by the proposed land development. This study consisted of the processing of a records search of previously recorded archaeological sites on or near the property and the completion of an archaeological survey of the project. The archaeological records search results were received from the Eastern Information Center (EIC) at the University of California at Riverside (UCR) and processed by BFSA on October 4, 2022. According to the records search results, a total of 128 previously recorded cultural resources are located within a one-mile radius of the project, none of which are recorded within the subject property. In addition, the Native American Heritage Commission (NAHC) was contacted for a Sacred Lands File (SLF) search.

1.2 Major Findings

The archaeological survey was completed on November 8, 2021 in order to determine if cultural resources exist within the property and if the project represents a potential adverse impact to cultural resources. The survey resulted in the identification of a historic orchard, residence, warehouse, and fruit stand, which were recorded as Site Temp-1 with the EIC. According to the proposed development plan, the project will impact the identified cultural resource site. Based upon the results of the field survey and background research, from the perspective of the CEQA review of the proposed development, Site Temp-1 has been evaluated as not significant. While the orchard and buildings are historic in age, they were evaluated as having a lack of overall integrity, lack of association with any significant persons or events, and are not representative examples of any specific architectural style, period, or region. No impacts to significant resources are associated with the proposed development of the property.

1.3 Recommendation Summary

Although the historic buildings were evaluated as not CEQA-significant, the potential exists that unidentified significant historic deposits may be present that are related to the occupation of this location since the 1950s. Because of this potential to encounter buried cultural deposits, monitoring of grading by a qualified archaeologist is recommended. Evidence of Native American use of this location prehistorically may also be discovered. Native American monitoring would not be required during grading unless and until a discovery of a prehistoric site or deposit occurs, at which time a Native American monitor should be incorporated into the monitoring program. Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. A Mitigation Monitoring and Reporting Program (MMRP) has been provided in this report. In addition, although none of the resources are eligible for listing on the California Register of Historical Resources (CRHR), it is recommended that any future development include the erection of a plaque or interpretive display that will provide the community with the history of the property and the Dowling family (see Section 4.3). As part of this study, a copy of this report will be submitted to the EIC at UCR.

2.0 INTRODUCTION

BFSA was retained by the project applicant to conduct a cultural resources survey of the Trammell Crow Beaumont Project in the city of Beaumont, Riverside County, California. The archaeological survey was conducted in order to comply with CEQA and City of Beaumont Cultural Resource Guidelines with regards to development-generated impacts to cultural resources. The project is located in an area of moderate cultural resource sensitivity, as is suggested by known site density and predictive modeling. Sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which in Riverside County are focused around environments with accessible food and water.

The Trammell Crow Beaumont Project is located south of Highway 60 and west of the Highway 60 and Interstate 10 interchange in the city of Beaumont, Riverside County, California (Figure 2.0–1). The project is identified as APN 417-020-070 and is situated within Section 9, Township 3 South, Range 1 West, of the San Bernardino Baseline and Meridian, as shown on the USGS 7.5-minute *Beaumont, California* topographic quadrangle map (Figure 2.0–2). The 30.9-acre development will include the construction of a 585,000-square-foot warehouse building with office space, a storm water detention basin, and associated parking and hardscape (Figure 2.0–3).

Principal Investigator Brian F. Smith directed the cultural resources study for the project and field archaeologist David Grabski conducted the pedestrian survey. The survey was conducted in approximately 10-meter interval transects. The survey conditions were generally good with fair to good ground visibility across the property due to overgrown vegetation, orchard trees, structures, and agricultural machinery. The technical report was prepared by Jennifer Stropes, Elena Goralogia, and Brian Smith. Jillian Conroy created the report graphics and Elena Goralogia conducted technical editing and report production. Qualifications of key personnel are provided in Appendix A.

2.1 Previous Work

An archaeological records search for the project and the surrounding area within a one-mile radius was requested from the EIC at UCR on October 22, 2021. The records search results indicated that 128 cultural resources have been recorded within a one-mile radius of the project, none of which are mapped within the subject property. In addition, the records search indicated that 36 previous cultural resources studies have been conducted within a one-mile radius of the project, three of which (Davis 1989; Greenwood 1975; McKenna and Shepard 1998) overlap portions of the subject property. A discussion of background research is provided in Section 4.1 of this report.

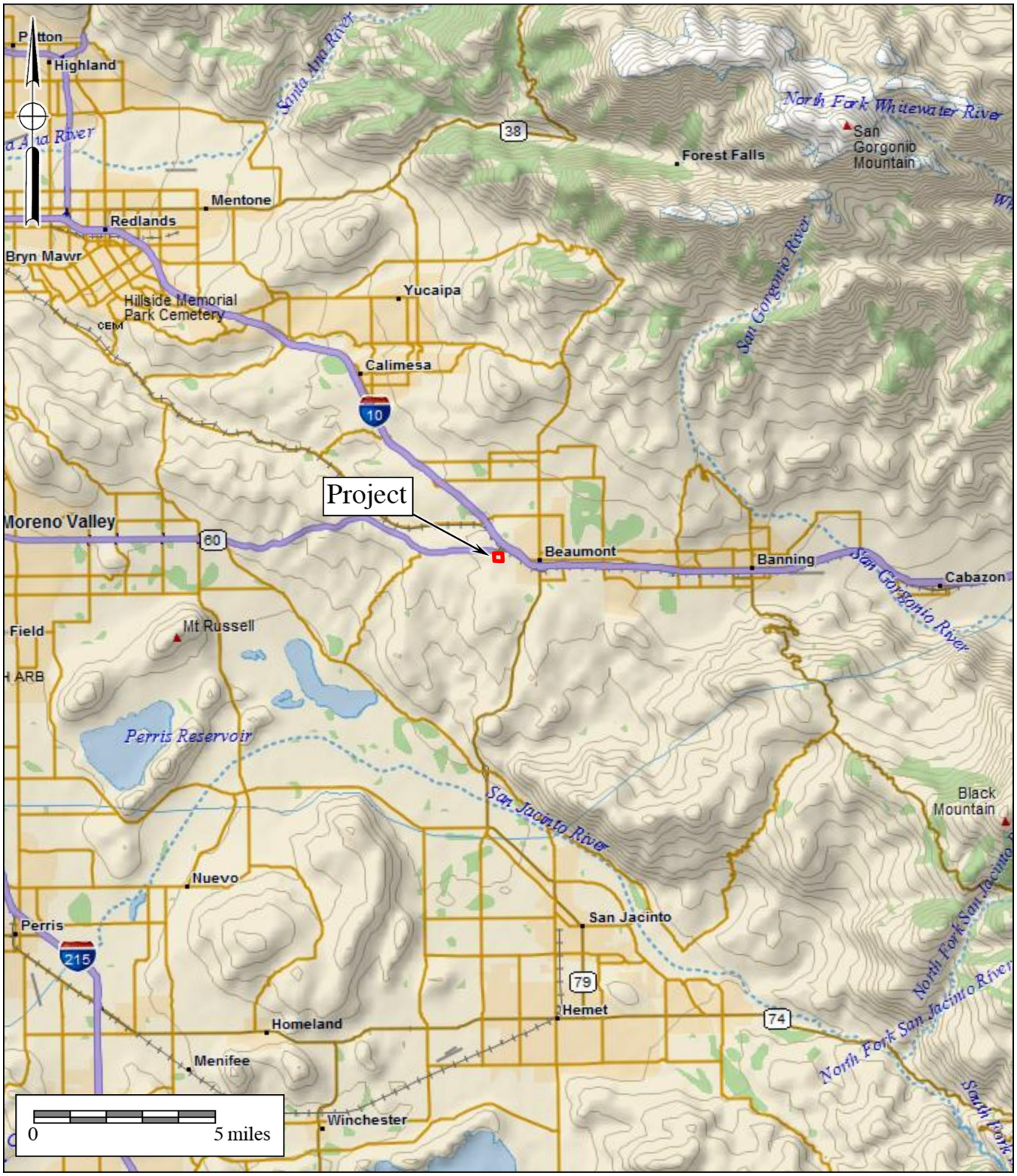

Figure 2.0–1

General Location Map

The Trammell Crow Beaumont Project

DeLorme (1:250,000)

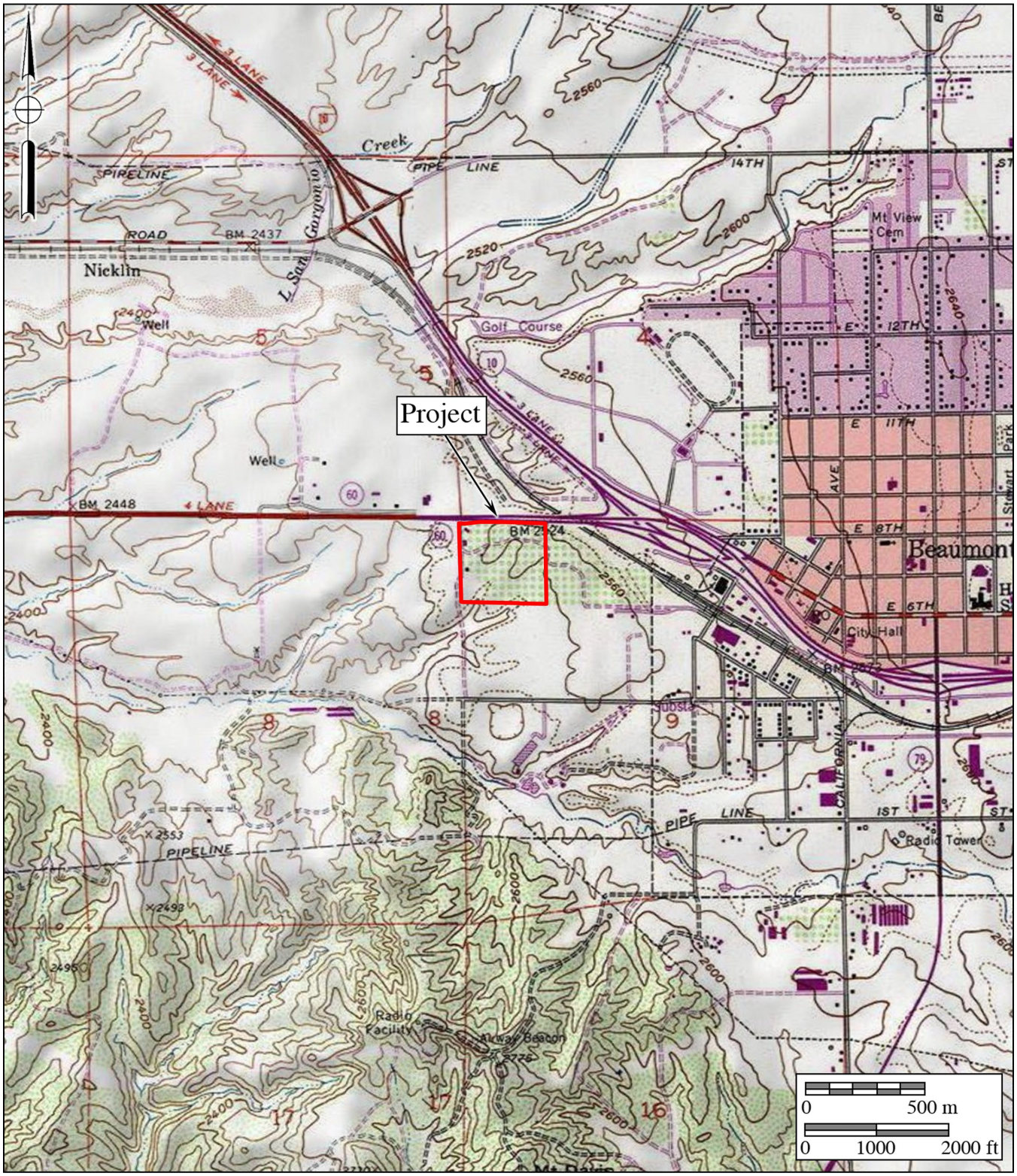

Figure 2.0–2
Project Location Map

The Trammell Crow Beaumont Project

USGS *Beaumont* and *El Casco* Quadrangles (7.5-minute series)

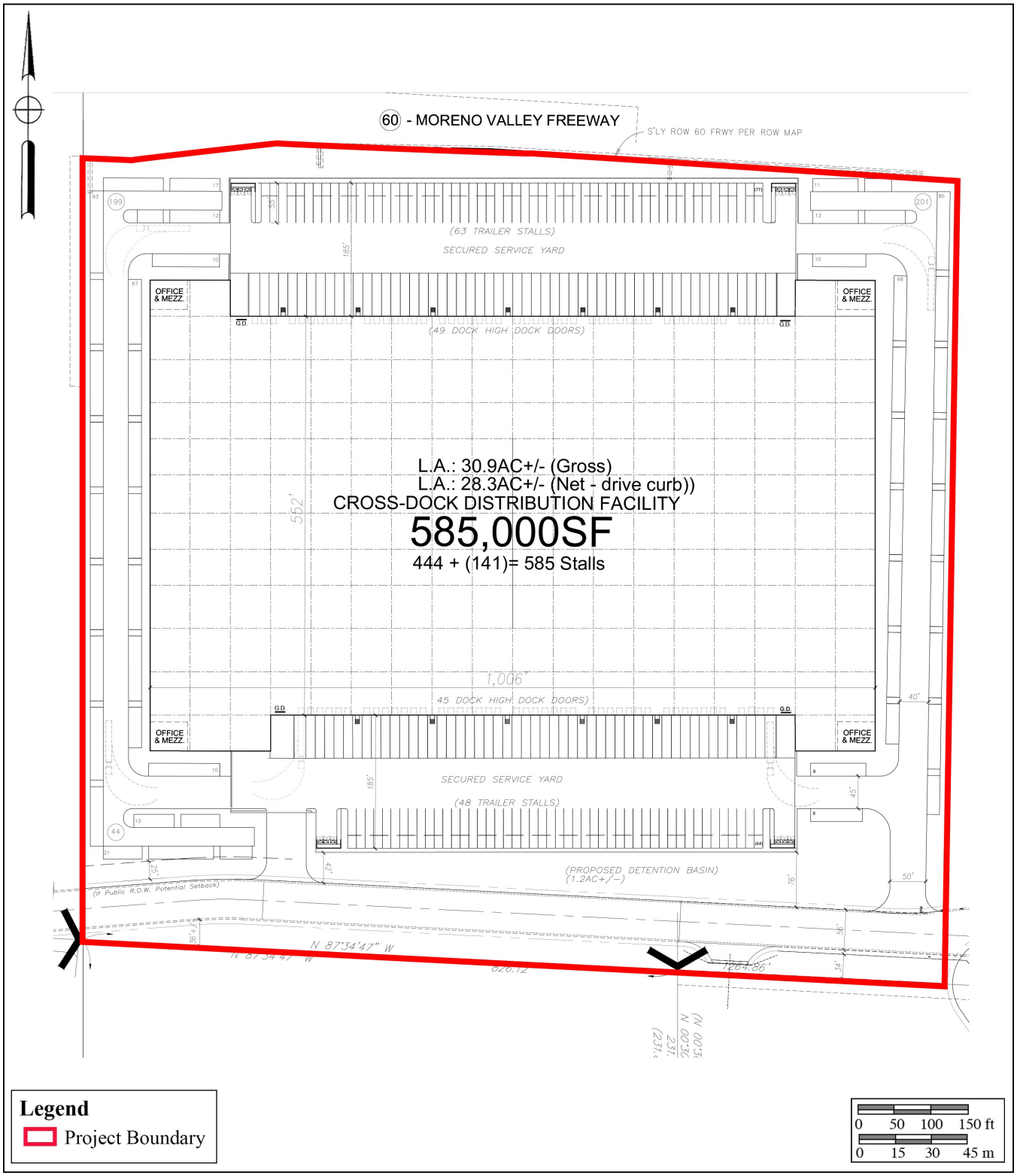

Figure 2.0–3

Conceptual Site Plan

The Trammell Crow Beaumont Project

2.2 Project Setting

Riverside County lies in the Peninsular Ranges Geologic Province of southern California. The range, which lies in a northwest to southeast trend through the county, extends some 1,000 miles from the Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California. Elevations within the project range between approximately 2,538 and 2,558 feet above mean sea level (AMSL) and soils include Placentia fine sandy loam, 5 to 15 percent slopes; Ramona sandy loam, 2 to 5 percent slopes, eroded; Ramona sandy loam, 0 to 5 percent slopes, severely eroded; Ramona sandy loam, 5 to 8 percent slopes, eroded; and Terrace escarpments (NRCS 2019). Vegetation on the property currently includes non-native weeds and grassess and fruit trees. The subject property includes cultivated fields for the orchard, a single-family residence, a warehouse, and a fruit stand.

Regionally, the project lies within the valley of the San Gorgonio Pass fault zone that separates the granitic mountain blocks of the San Bernardino Mountains to the north and the San Jacinto Mountains to the southeast (Lancaster et al. 2012; Morton and Miller 2006). This region of San Gorgonio Pass, including the project, is characterized by Pleistocene sediments that were shed off the topographic highs of the San Bernardino Mountains and deposited onto the valley floor below by the intermittent flows of several creeks and washes in the valley (Wirths 2021). Most of the project is mapped as middle to early Pleistocene (approximately 780,000 to 2.5 million years ago [Cohen and Gibbard 2011]) very old alluvial fan deposits (Lancaster et al. 2012). The deposits are composed of "moderately to well-consolidated, highly dissected boulder, cobble, gravel, sand, and silt deposits issued from a confined valley or canyon" (Lancaster et al. 2012). These deposits are equivalent to Morton and Miller's (2006) middle to early Pleistocene very old alluvial fan deposits, Unit 3 (Wirths 2021).

During the prehistoric period, vegetation in the area of the project provided sufficient food resources to support prehistoric human occupants. Animals that inhabited the project area during prehistoric times included mammals such as rabbits, squirrels, gophers, mice, rats, deer, and coyotes, in addition to a variety of reptiles and amphibians. The natural setting of the project area during prehistoric occupation offered a rich nutritional resource base. Historically, the property likely contained the same plant and animal species as are present today.

2.3 Cultural Setting – Archaeological Perspectives

The archaeological perspective seeks to reconstruct past cultures based upon the material remains left behind. This is done by using a range of scientific methodologies, almost all of which draw from evolutionary theory as the base framework. Archaeology allows one to look deeper into history or prehistory to see where the beginnings of ideas manifest via analysis of material culture, allowing for the understanding of outside forces that shape social change. Thus, the archaeological perspective allows one to better understand the consequences of the history of a given culture upon modern cultures. Archaeologists seek to understand the effects of past contexts of a given culture upon *this* moment in time, not culture in context *in* the moment.

Despite this, a distinction exists between "emic" and "etic" ways of understanding material culture, prehistoric lifeways, and cultural phenomena in general (Harris 1991). While "emic" perspectives serve the subjective ways in which things are perceived and interpreted by the participants within a culture, "etic" perspectives are those of an outsider looking in hoping to attain a more scientific or "objective" understanding of the given phenomena. Archaeologists, by definition, will almost always serve an etic perspective as a result of the very nature of their work. As indicated by Laylander et al. (2014), it has sometimes been suggested that etic understanding, and therefore an archaeological understanding, is an imperfect and potentially ethnocentric attempt to arrive at emic understanding. In contrast to this, however, an etic understanding of material culture, cultural phenomena, and prehistoric lifeways can address significant dimensions of culture that lie entirely beyond the understanding or interest of those solely utilizing an emic perspective. As Harris (1991:20) appropriately points out, "Etic studies often involve the measurement and juxtaposition of activities and events that native informants find inappropriate or meaningless." This is also likely true of archaeological comparisons and juxtapositions of material culture. However, culture as a whole does not occur in a vacuum and is the result of several millennia of choices and consequences influencing everything from technology, to religions, to institutions. Archaeology allows for the ability to not only see what came before, but to see how those choices, changes, and consequences affect the present. Where possible, archaeology should seek to address both emic and etic understandings to the extent that they may be recoverable from the archaeological record as manifestations of patterned human behavior (Laylander et al. 2014).

To that point, the culture history offered herein is primarily based upon archaeological (etic) and ethnographic (partially emic and partially etic) information. It is understood that the ethnographic record and early archaeological records were incompletely and imperfectly collected. In addition, in most cases, more than a century of intensive cultural change and cultural evolution had elapsed since the terminus of the prehistoric period. Coupled with the centuries and millennia of prehistoric change separating the "ethnographic present" from the prehistoric past, this has affected the emic and etic understandings of prehistoric cultural settings. Regardless, there remains a need to present the changing cultural setting within the region under investigation. As a result, both archaeological and Native American perspectives are offered when possible.

2.3.1 Introduction

Paleo Indian, Archaic Period Milling Stone Horizon, and the Late Prehistoric Takic groups are the three general cultural periods represented in Riverside County. The following discussion of the cultural history of Riverside County references the San Dieguito Complex, Encinitas Tradition, Milling Stone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component present in the Riverside County area was primarily represented by the Cahuilla, Gabrielino, and Luiseño Indians.

Absolute chronological information, where possible, will be incorporated into this archaeological discussion to examine the effectiveness of continuing to interchangeably use these terms. Reference will be made to the geological framework that divides the archaeologically-based culture chronology of the area into four segments: the late Pleistocene (20,000 to 10,000 years before the present [YBP]), the early Holocene (10,000 to 6,650 YBP), the middle Holocene (6,650 to 3,350 YBP), and the late Holocene (3,350 to 200 YBP).

2.3.2 Paleo Indian Period (Late Pleistocene: 11,500 to circa 9,000 YBP)

Archaeologically, the Paleo Indian Period is associated with the terminus of the late Pleistocene (12,000 to 10,000 YBP). The environment during the late Pleistocene was cool and moist, which allowed for glaciation in the mountains and the formation of deep, pluvial lakes in the deserts and basin lands (Moratto 1984). However, by the terminus of the late Pleistocene, the climate became warmer, which caused the glaciers to melt, sea levels to rise, greater coastal erosion, large lakes to recede and evaporate, extinction of Pleistocene megafauna, and major vegetation changes (Moratto 1984; Martin 1967, 1973; Fagan 1991). The coastal shoreline at 10,000 YBP, depending upon the particular area of the coast, was near the 30-meter isobath, or two to six kilometers further west than its present location (Masters 1983).

Paleo Indians were likely attracted to multiple habitat types, including mountains, marshlands, estuaries, and lakeshores. These people likely subsisted using a more generalized hunting, gathering, and collecting adaptation utilizing a variety of resources including birds, mollusks, and both large and small mammals (Erlandson and Colten 1991; Moratto 1984; Moss and Erlandson 1995).

2.3.3 Archaic Period (Early and Middle Holocene: circa 9,000 to 1,300 YBP)

Archaeological data indicates that between 9,000 and 8,000 YBP, a widespread complex was established in the southern California region, primarily along the coast (Warren and True 1961). This complex is locally known as the La Jolla Complex (Rogers 1939; Moriarty 1966), which is regionally associated with the Encinitas Tradition (Warren 1968) and shares cultural components with the widespread Milling Stone Horizon (Wallace 1955). The coastal expression of this complex appeared in southern California coastal areas and focused upon coastal resources and the development of deeply stratified shell middens that were primarily located around bays and lagoons. The older sites associated with this expression are located at Topanga Canyon, Newport Bay, Agua Hedionda Lagoon, and some of the Channel Islands. Radiocarbon dates from sites attributed to this complex span a period of over 7,000 years in this region, beginning over 9,000 YBP.

The Encinitas Tradition is best recognized for its pattern of large coastal sites characterized by shell middens, grinding tools that are closely associated with the marine resources of the area, cobble-based tools, and flexed human burials (Shumway et al. 1961; Smith and Moriarty 1985). While ground stone tools and scrapers are the most recognized tool types, coastal Encinitas

Tradition sites also contain numerous utilized flakes, which may have been used to pry open shellfish. Artifact assemblages at coastal sites indicate a subsistence pattern focused upon shellfish collection and nearshore fishing. This suggests an incipient maritime adaptation with regional similarities to more northern sites of the same period (Koerper et al. 1986). Other artifacts associated with Encinitas Tradition sites include stone bowls, doughnut stones, discoidals, stone balls, and stone, bone, and shell beads.

The coastal lagoons in southern California supported large Milling Stone Horizon populations circa 6,000 YBP, as is shown by numerous radiocarbon dates from the many sites adjacent to the lagoons. The ensuing millennia were not stable environmentally, and by 3,000 YBP, many of the coastal sites in central San Diego County had been abandoned (Gallegos 1987, 1992). The abandonment of the area is usually attributed to the sedimentation of coastal lagoons and the resulting deterioration of fish and mollusk habitat. This is a well-documented situation at Batiquitos Lagoon, where over a two-thousand-year period, dominant mollusk species occurring in archaeological middens shift from deep-water mollusks (*Argopecten* sp.) to species tolerant of tidal flat conditions (*Chione* sp.), indicating water depth and temperature changes (Miller 1966; Gallegos 1987).

This situation likely occurred for other small drainages (Buena Vista, Agua Hedionda, San Marcos, and Escondido creeks) along the central San Diego coast where low flow rates did not produce sufficient discharge to flush the lagoons they fed (Buena Vista, Agua Hedionda, Batiquitos, and San Elijo lagoons) (Byrd 1998). Drainages along the northern and southern San Diego coastline were larger and flushed the coastal hydrological features they fed, keeping them open to the ocean and allowing for continued human exploitation (Byrd 1998). Peñasquitos Lagoon exhibits dates as late as 2,355 YBP (Smith and Moriarty 1985) and San Diego Bay showed continuous occupation until the close of the Milling Stone Horizon (Gallegos and Kyle 1988). Additionally, data from several drainages in Camp Pendleton indicate a continued occupation of shell midden sites until the close of the period, indicating that coastal sites were not entirely abandoned during this time (Byrd 1998).

By 5,000 YBP, an inland expression of the La Jolla Complex is evident in the archaeological record, exhibiting influences from the Campbell Tradition from the north. These inland Milling Stone Horizon sites have been termed "Pauma Complex" (True 1958; Warren et al. 1961; Meighan 1954). By definition, Pauma Complex sites share a predominance of grinding implements (manos and metates), lack mollusk remains, have greater tool variety (including atlatl dart points, quarry-based tools, and crescentics), and seem to express a more sedentary lifestyle with a subsistence economy based upon the use of a broad variety of terrestrial resources. Although originally viewed as a separate culture from the coastal La Jolla Complex (True 1980), it appears that these inland sites may be part of a subsistence and settlement system utilized by the coastal peoples. Evidence from the 4S Project in inland San Diego County suggests that these inland sites may represent seasonal components within an annual subsistence round by La Jolla Complex populations (Raven-Jennings et al. 1996). Including both coastal and inland sites of this

time period in discussions of the Encinitas Tradition, therefore, provides a more complete appraisal of the settlement and subsistence system exhibited by this cultural complex.

More recent work by Sutton has identified a more localized complex known as the Greven Knoll Complex. The Greven Knoll Complex is a redefined northern inland expression of the Encinitas Tradition first put forth by Mark Sutton and Jill Gardener (2010). Sutton and Gardener (2010:25) state that "[t]he early millingstone archaeological record in the northern portion of the interior southern California was not formally named but was often referred to as 'Inland Millingstone,' 'Encinitas,' or even 'Topanga.'" Therefore, they proposed that all expressions of the inland Milling Stone in southern California north of San Diego County be grouped together in the Greven Knoll Complex.

The Greven Knoll Complex, as postulated by Sutton and Gardener (2010), is broken into three phases and obtained its name from the type-site Greven Knoll located in Yucaipa, California. Presently, the Greven Knoll Site is part of the Yukaipa't Site (SBR-1000) and was combined with the adjacent Simpson Site. Excavations at Greven Knoll recovered manos, metates, projectile points, discoidal cogged stones, and a flexed inhumation with a possible cremation (Kowta 1969:39). It is believed that the Greven Knoll Site was occupied between 5,000 and 3,500 YBP. The Simpson Site contained mortars, pestles, side-notched points, and stone and shell beads. Based upon the data recovered at these sites, Kowta (1969:39) suggested that "coastal Milling Stone Complexes extended to and interdigitated with the desert Pinto Basin Complex in the vicinity of the Cajon Pass."

Phase I of the Greven Knoll Complex is generally dominated by the presence of manos and metates, core tools, hammerstones, large dart points, flexed inhumations, and occasional cremations. Mortars and pestles are absent from this early phase, and the subsistence economy emphasized hunting. Sutton and Gardener (2010:26) propose that the similarity of the material culture of Greven Knoll Phase I and that found in the Mojave Desert at Pinto Period sites indicates that the Greven Knoll Complex was influenced by neighbors to the north at that time. Accordingly, Sutton and Gardener (2010) believe that Greven Knoll Phase I may have appeared as early as 9,400 YBP and lasted until about 4,000 YBP.

Greven Knoll Phase II is associated with a period between 4,000 and 3,000 YBP. Artifacts common to Greven Knoll Phase II include manos and metates, Elko points, core tools, and discoidals. Pestles and mortars are present; however, they are only represented in small numbers. Finally, there is an emphasis upon hunting and gathering for subsistence (Sutton and Gardener 2010:8).

Greven Knoll Phase III includes manos, metates, Elko points, scraper planes, choppers, hammerstones, and discoidals. Again, small numbers of mortars and pestles are present. Greven Knoll Phase III spans from approximately 3,000 to 1,000 YBP and shows a reliance upon seeds and yucca. Hunting is still important, but bones seem to have been processed to obtain bone grease more often in this later phase (Sutton and Gardener 2010:8).

The shifts in food processing technologies during each of these phases indicate a change in subsistence strategies; although people were still hunting for large game, plant-based foods eventually became the primary dietary resource (Sutton 2011a). Sutton's (2011b) argument posits that the development of mortars and pestles during the middle Holocene can be attributed to the year-round exploitation of acorns as a main dietary provision. Additionally, the warmer and drier climate may have been responsible for groups from the east moving toward coastal populations, which is archaeologically represented by the interchange of coastal and eastern cultural traits (Sutton 2011a).

2.3.4 Late Prehistoric Period (Late Holocene: 1,300 YBP to 1790)

Many Luiseño hold the world view that as a population they were created in southern California. Archaeological and anthropological data, however, proposes a scientific/archaeological perspective, suggesting that at approximately 1,350 YBP, Takic-speaking groups from the Great Basin region moved into Riverside County, marking the transition to the Late Prehistoric Period. An analysis of the Takic expansion by Sutton (2009) indicates that inland southern California was occupied by "proto-Yuman" populations before 1,000 YBP. The comprehensive, multi-phase model offered by Sutton (2009) employs linguistic, ethnographic, archaeological, and biological data to solidify a reasonable argument for population replacement of Takic groups to the north by Penutians (Laylander 1985). As a result, it is believed that Takic expansion occurred starting around 3,500 YBP moving toward southern California, with the Gabrielino language diffusing south into neighboring Yuman (Hokan) groups around 1,500 to 1,000 YBP, possibly resulting in the Luiseño dialect.

Based upon Sutton's model, the final Takic expansion would not have occurred until about 1,000 YBP, resulting in Vanyume, Serrano, Cahuilla, and Cupeño dialects. The model suggests that the Luiseño did not simply replace Hokan speakers, but were rather a northern San Diego County/southern Riverside County Yuman population who adopted the Takic language. This period is characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, technological innovations. Technological developments during this period included the introduction of the bow and arrow between A.D. 400 and 600 and the introduction of ceramics. Atlatl darts were replaced by smaller arrow darts, including Cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far-reaching as the Colorado River Basin and cremation of the dead.

2.3.5 Protohistoric Period (Late Holocene: 1790 to Present)

Ethnohistoric and ethnographic evidence indicates that three Takic-speaking groups occupied portions of Riverside County: the Cahuilla, the Gabrielino, and the Luiseño. The geographic boundaries between these groups in pre- and proto-historic times are difficult to place,

but the project is located well within the borders of ethnographic Luiseño territory. This group was a seasonal hunting and gathering people with cultural elements that were very distinct from Archaic Period peoples. These distinctions include cremation of the dead, the use of the bow and arrow, and exploitation of the acorn as a main food staple (Moratto 1984). Along the coast, the Luiseño made use of available marine resources by fishing and collecting mollusks for food. Seasonally available terrestrial resources, including acorns and game, were also sources of nourishment for Luiseño groups. Elaborate kinship and clan systems between the Luiseño and other groups facilitated a wide-reaching trade network that included trade of Obsidian Butte obsidian and other resources from the eastern deserts, as well as steatite from the Channel Islands.

According to Charles Handley (1967), the primary settlements of Late Prehistoric Luiseño Indians in the San Jacinto Plain were represented by Ivah and Soboba near Soboba Springs, Jusipah near the town of San Jacinto, Ararah in Webster's Canyon en route to Idyllwild, Pahsitha near Big Springs Ranch southeast of Hemet, and Corova in Castillo Canyon. These locations share features such as the availability of food and water resources. Features of this land use include petroglyphs and pictographs, as well as widespread milling, which is evident in bedrock and portable implements. Groups in the vicinity of the project, neighboring the Luiseño, include the Cahuilla and the Gabrielino. Ethnographic data for the three groups is presented below.

Luiseño: An Archaeological and Ethnographic Perspective

When contacted by the Spanish in the sixteenth century, the Luiseño occupied a territory bounded on the west by the Pacific Ocean, on the east by the Peninsular Ranges mountains at San Jacinto (including Palomar Mountain to the south and Santiago Peak to the north), on the south by Agua Hedionda Lagoon, and on the north by Aliso Creek in present-day San Juan Capistrano. The Luiseño were a Takic-speaking people more closely related linguistically and ethnographically to the Cahuilla, Gabrielino, and Cupeño to the north and east rather than the Kumeyaay who occupied territory to the south. The Luiseño differed from their neighboring Takic speakers in having an extensive proliferation of social statuses, a system of ruling families that provided ethnic cohesion within the territory, a distinct worldview that stemmed from the use of datura (a hallucinogen), and an elaborate religion that included the creation of sacred sand paintings depicting the deity Chingichngish (Bean and Shipek 1978; Kroeber 1976).

Subsistence and Settlement

The Luiseño occupied sedentary villages most often located in sheltered areas in valley bottoms, along streams, or along coastal strands near mountain ranges. Villages were located near water sources to facilitate acorn leaching and in areas that offered thermal and defensive protection. Villages were comprised of areas that were publicly and privately (by family) owned. Publicly owned areas included trails, temporary campsites, hunting areas, and quarry sites. Inland groups had fishing and gathering sites along the coast that were intensively used from January to March when inland food resources were scarce. During October and November, most of the

village would relocate to mountain oak groves to harvest acorns. The Luiseño remained at village sites for the remainder of the year, where food resources were within a day's travel (Bean and Shipek 1978; Kroeber 1976).

The most important food source for the Luiseño was the acorn, six different species of which were used (*Quercus californica, Quercus agrifolia, Quercus chrysolepis, Quercus dumosa, Quercus engelmannii,* and *Quercus wislizenii*). Seeds, particularly of grasses, flowering plants, and mints, were also heavily exploited. Seed-bearing species were encouraged through controlled burns, which were conducted at least every third year. A variety of other stems, leaves, shoots, bulbs, roots, and fruits were also collected. Hunting augmented this vegetal diet. Animal species taken included deer, rabbit, hare, woodrat, ground squirrel, antelope, quail, duck, freshwater fish from mountain streams, marine mammals, and other sea creatures such as fish, crustaceans, and mollusks (particularly abalone, or *Haliotis* sp.). In addition, a variety of snakes, small birds, and rodents were eaten (Bean and Shipek 1978; Kroeber 1976).

Social Organization

Social groups within the Luiseño nation consisted of patrilinear families or clans, which were politically and economically autonomous. Several clans comprised a religious party, or nota, which was headed by a chief who organized ceremonies and controlled economics and warfare. The chief had assistants who specialized in particular aspects of ceremonial or environmental knowledge and who, with the chief, were part of a religion-based social group with special access to supernatural power, particularly that of Chingichngish. The positions of chief and assistants were hereditary, and the complexity and multiplicity of these specialists' roles likely increased in coastal and larger inland villages (Bean and Shipek 1978; Kroeber 1976; Strong 1929).

Marriages were arranged by the parents, often made to forge alliances between lineages. Useful alliances included those between groups of differing ecological niches and those that resulted in territorial expansion. Residence was patrilocal (Bean and Shipek 1978; Kroeber 1976). Women were primarily responsible for plant gathering and men principally hunted, but at times, particularly during acorn and marine mollusk harvests, there was no division of labor. Elderly women cared for children and elderly men participated in rituals, ceremonies, and political affairs. They were also responsible for manufacturing hunting and ritual implements. Children were taught subsistence skills at the earliest age possible (Bean and Shipek 1978; Kroeber 1976).

Material Culture

House structures were conical, partially subterranean, and thatched with reeds, brush, or bark. Ramadas were rectangular, protected workplaces for domestic chores such as cooking. Ceremonial sweathouses were important in purification rituals; these were round and partially subterranean thatched structures covered with a layer of mud. Another ceremonial structure was the wámkis (located in the center of the village, serving as the place of rituals), where sand paintings and other rituals associated with the Chingichngish religious group were performed

(Bean and Shipek 1978; Kroeber 1976).

Clothing was minimal; women wore a cedar-bark and netted twine double apron, and men wore a waist cord. In cold weather, cloaks or robes of rabbit fur, deerskin, or sea otter fur were worn by both sexes. Footwear included deerskin moccasins and sandals fashioned from yucca fibers. Adornments included bead necklaces and pendants made of bone, clay, stone, shell, bear claw, mica, deer hooves, and abalone shell. Men wore ear and nose piercings made from cane or bone, which were sometimes decorated with beads. Other adornments were commonly decorated with semiprecious stones including quartz, topaz, garnet, opal, opalite, agate, and jasper (Bean and Shipek 1978; Kroeber 1976).

Hunting implements included the bow and arrow. Arrows were tipped with either a carved, fire-hardened wood tip or a lithic point, usually fashioned from locally available metavolcanic material or quartz. Throwing sticks fashioned from wood were used in hunting small game, while deer head decoys were used during deer hunts. Coastal groups fashioned dugout canoes for nearshore fishing and harvested fish with seines, nets, traps, and hooks made of bone or abalone shell (Bean and Shipek 1978; Kroeber 1976).

The Luiseño had a well-developed basket industry. Baskets were used in resource gathering, food preparation, storage, and food serving. Ceramic containers were shaped by paddle and anvil and fired in shallow, open pits to be used for food storage, cooking, and serving. Other utensils included wood implements, steatite bowls, and ground stone manos, metates, mortars, and pestles (Bean and Shipek 1978; Kroeber 1976). Additional tools such as knives, scrapers, choppers, awls, and drills were also used. Shamanistic items include soapstone or clay smoking pipes and crystals made of quartz or tourmaline (Bean and Shipek 1978; Kroeber 1976).

Cahuilla: An Archaeological and Ethnographic Perspective

At the time of Spanish contact in the sixteenth century, the Cahuilla occupied territory that included the San Bernardino Mountains, Orocopia Mountain, and the Chocolate Mountains to the west, Salton Sea and Borrego Springs to the south, Palomar Mountain and Lake Mathews to the west, and the Santa Ana River to the north. The Cahuilla are a Takic-speaking people closely related to their Gabrielino and Luiseño neighbors, although relations with the Gabrielino were more intense than with the Luiseño. They differ from the Luiseño and Gabrielino in that their religion is more similar to the Mohave tribes of the eastern deserts than the Chingichngish religious group of the Luiseño and Gabrielino. The following is a summary of ethnographic data regarding this group (Bean 1978; Kroeber 1976).

Subsistence and Settlement

Cahuilla villages were typically permanent and located upon low terraces within canyons in proximity to water sources. These locations proved to be rich in food resources and also afforded protection from prevailing winds. Villages had areas that were publicly owned and areas that were privately owned by clans, families, or individuals. Each village was associated with a

particular lineage and series of sacred sites that included unique petroglyphs and pictographs. Villages were occupied throughout the year; however, during a several-week period in the fall, most of the village members relocated to mountain oak groves to take part in acorn harvesting (Bean 1978; Kroeber 1976).

The Cahuilla's use of plant resources is well documented. Plant foods harvested by the Cahuilla included valley oak acorns and single-leaf pinyon pine nuts. Other important plant species included bean and screw mesquite, agave, Mohave yucca, cacti, palm, chia, quail brush, yellowray goldfield, goosefoot, manzanita, catsclaw, desert lily, mariposa lily, and several other species such as grass seed. Several agricultural domesticates were acquired from the Colorado River tribes including corn, bean, squash, and melon grown in limited amounts. Animal species taken included deer, bighorn sheep, pronghorn antelope, rabbit, hare, rat, quail, dove, duck, roadrunner, and a variety of rodents, reptiles, fish, and insects (Bean 1978; Kroeber 1976).

Social Organization

The Cahuilla was not a political nation, but rather a cultural nationality with a common language. Two non-political, non-territorial patrimoieties were recognized: the Wildcats (túktem) and the Coyotes (?ístam). Lineage and kinship were memorized at a young age among the Cahuilla, providing a backdrop for political relationships. Clans were comprised of three to 10 lineages; each lineage owned a village site and specific resource areas. Lineages within a clan cooperated in subsistence activities, defense, and rituals (Bean 1978; Kroeber 1976).

A system of ceremonial hierarchy operated within each lineage. The hierarchy included the lineage leader, who was responsible for leading subsistence activities, guarding the sacred bundle, and negotiating with other lineage leaders in matters concerning land use, boundary disputes, marriage arrangements, trade, warfare, and ceremonies. The ceremonial assistant to the lineage leader was responsible for organizing ceremonies. A ceremonial singer possessed and performed songs at rituals and trained assistant singers. The shaman cured illnesses through supernatural powers, controlled natural phenomena, and was the guardian of ceremonies, keeping evil spirits away. The diviner was responsible for finding lost objects, telling future events, and locating game and other food resources. Doctors were usually older women who cured various ailments and illnesses with their knowledge of medicinal herbs. Finally, certain Cahuilla specialized as traders, who ranged as far west as Santa Catalina and as far east as the Gila River (Bean 1978; Kroeber 1976).

Marriages were arranged by parents from opposite moieties. When a child was born, an alliance formed between the families, which included frequent reciprocal exchanges. The Cahuilla kinship system extended to relatives within five generations. Important economic decisions, primarily the distribution of goods, operated within this kinship system (Bean 1978; Kroeber 1976).

Material Culture

Cahuilla houses were dome-shaped or rectangular, thatched structures. The home of the lineage leader was the largest, located near the ceremonial house with the best access to water. Other structures within the village included the men's sweathouse and granaries (Bean 1978; Kroeber 1976).

Cahuilla clothing, like other groups in the area, was minimal. Men typically wore a loincloth and sandals; women wore skirts made from mesquite bark, animal skin, or tules. Babies wore mesquite bark diapers. Rabbit skin cloaks were worn in cold weather (Bean 1978; Kroeber 1976).

Hunting implements included the bow and arrow, throwing sticks, and clubs. Grinding tools used in food processing included manos, metates, and wood mortars. The Cahuilla were known to use long grinding implements made from wood to process mesquite beans; the mortar was typically a hollowed log buried in the ground. Other tools included steatite arrow shaft straighteners (Bean 1978; Kroeber 1976).

Baskets were made from rush, deer grass, and skunkbrush. Different species and leaves were chosen for different colors in the basket design. Coiled-ware baskets were either flat (for plates, trays, or winnowing), bowl-shaped (for food serving), deep, inverted, and cone-shaped (for transporting), or rounded and flat-bottomed for storing utensils and personal items (Bean 1978; Kroeber 1976).

Cahuilla pottery was made from a thin, red-colored ceramic ware that was often painted and incised. Four basic vessel types are known for the Cahuilla: small-mouthed jars, cooking pots, bowls, and dishes. Additionally, smoking pipes and flutes were fashioned from ceramic (Bean 1978; Kroeber 1976).

Gabrielino: An Archaeological and Ethnographic Perspective

The territory of the Gabrielino at the time of Spanish contact covers much of present-day Los Angeles and Orange counties. The southern extent of this culture area is bounded by Aliso Creek, the eastern extent is located east of present-day San Bernardino along the Santa Ana River, the northern extent includes the San Fernando Valley, and the western extent includes portions of the Santa Monica Mountains. The Gabrielino also occupied several Channel Islands including Santa Barbara Island, Santa Catalina Island, San Nicholas Island, and San Clemente Island. Because of their access to certain resources, including a steatite source from Santa Catalina Island, this group was among the wealthiest and most populous aboriginal groups in all of southern California. Trade of materials and resources controlled by the Gabrielino extended as far north as the San Joaquin Valley, as far east as the Colorado River, and as far south as Baja California (Bean and Smith 1978; Kroeber 1976).

Subsistence and Settlement

The Gabrielino lived in permanent villages and occupied smaller resource-gathering camps

at various times of the year depending upon the seasonality of the resource. Larger villages were comprised of several families or clans, while smaller, seasonal camps typically housed smaller family units. The coastal area between San Pedro and Topanga Canyon was the location of primary subsistence villages, while secondary sites were located near inland sage stands, oak groves, and pine forests. Permanent villages were located along rivers and streams and in sheltered areas along the coast. As previously mentioned, the Channel Islands were also the locations of relatively large settlements (Bean and Smith 1978; Kroeber 1976).

Resources procured along the coast and on the islands were primarily marine in nature and included tuna, swordfish, ray and shark, California sea lion, Stellar sea lion, harbor seal, northern elephant seal, sea otter, dolphin and porpoise, various waterfowl species, numerous fish species, purple sea urchin, and mollusks, such as rock scallop, California mussel, and limpet. Inland resources included oak acorn, pine nut, Mohave yucca, cacti, sage, grass nut, deer, rabbit, hare, rodent, quail, duck, and a variety of reptiles such as western pond turtle and numerous snake species (Bean and Smith 1978; Kroeber 1976).

Social Organization

Little is known about the social structure of the Gabrielino; however, there appears to have been at least three social classes: 1) the elite, which included the rich, chiefs, and their immediate family; 2) a middle class, which included people of relatively high economic status or long-established lineages; and 3) a class of people that included most other individuals in the society. Villages were politically autonomous units comprised of several lineages. During times of the year when certain seasonal resources were available, the village would divide into lineage groups and move out to exploit them, returning to the village between forays (Bean and Smith 1978; Kroeber 1976).

Each lineage had its own leader, with the village chief coming from the dominant lineage. Several villages might be allied under a paramount chief. Chiefly positions were of an ascribed status, most often passed to the eldest son. Chiefly duties included providing village cohesion, leading warfare and peace negotiations with other groups, collecting tribute from the village(s) under his jurisdiction, and arbitrating disputes within the village(s). The status of the chief was legitimized by his safekeeping of the sacred bundle, a representation of the link between the material and spiritual realms and the embodiment of power (Bean and Smith 1978; Kroeber 1976).

Shamans were leaders in the spirit realm. The duties of the shaman included conducting healing and curing ceremonies, guarding the sacred bundle, locating lost items, identifying and collecting poisons for arrows, and making rain (Bean and Smith 1978; Kroeber 1976).

Marriages were made between individuals of equal social status and, in the case of powerful lineages, marriages were arranged to establish political ties between the lineages (Bean and Smith 1978; Kroeber 1976).

Men conducted the majority of the heavy labor, hunting, fishing, and trading with other groups. Women's duties included gathering and preparing plant and animal resources, and making

baskets, pots, and clothing (Bean and Smith 1978; Kroeber 1976).

Material Culture

Gabrielino houses were domed, circular structures made of thatched vegetation. Houses varied in size and could house from one to several families. Sweathouses (semicircular, earth-covered buildings) were public structures used in male social ceremonies. Other structures included menstrual huts and a ceremonial structure called a yuvar, an open-air structure built near the chief's house (Bean and Smith 1978; Kroeber 1976).

Clothing was minimal; men and children most often went naked, while women wore deerskin or bark aprons. In cold weather, deerskin, rabbit fur, or bird skin (with feathers intact) cloaks were worn. Island and coastal groups used sea otter fur for cloaks. In areas of rough terrain, yucca fiber sandals were worn. Women often used red ochre upon their faces and skin for adornment or protection from the sun. Adornment items included feathers, fur, shells, and beads (Bean and Smith 1978; Kroeber 1976).

Hunting implements included wood clubs, sinew-backed bows, slings, and throwing clubs. Maritime implements included rafts, harpoons, spears, hook and line, and nets. A variety of other tools included deer scapulae saws, bone and shell needles, bone awls, scrapers, bone or shell flakers, wedges, stone knives and drills, metates, mullers, manos, shell spoons, bark platters, and wood paddles and bowls. Baskets were made from rush, deer grass, and skunkbush. Baskets were fashioned for hoppers, plates, trays, and winnowers for leaching, straining, and gathering. Baskets were also used for storing, preparing, and serving food, and for keeping personal and ceremonial items (Bean and Smith 1978; Kroeber 1976).

The Gabrielino had exclusive access to soapstone, or steatite, procured from Santa Catalina Island quarries. This highly prized material was used for making pipes, animal carvings, ritual objects, ornaments, and cooking utensils. The Gabrielino profited well from trading steatite since it was valued so much by groups throughout southern California (Bean and Smith 1978; Kroeber 1976).

2.3.6 Ethnohistoric Period (1769 to Present)

Traditionally, the history of the state of California has been divided into three general periods: the Spanish Period (1769 to 1821), the Mexican Period (1822 to 1846), and the American Period (1848 to present) (Caughey 1970). The American Period is often further subdivided into additional phases: the nineteenth century (1848 to 1900), the early twentieth century (1900 to 1950), and the Modern Period (1950 to present). From an archaeological standpoint, all of these phases can be referred to together as the Ethnohistoric Period. This provides a valuable tool for archaeologists, as ethnohistory is directly concerned with the study of indigenous or non-Western peoples from a combined historical/anthropological viewpoint, which employs written documents, oral narrative, material culture, and ethnographic data for analysis.

European exploration along the California coast began in 1542 with the landing of Juan Rodriguez Cabrillo and his men at San Diego Bay. Sixty years after the Cabrillo expeditions, an expedition under Sebastian Viscaíno made an extensive and thorough exploration of the Pacific coast. Although the voyage did not extend beyond the northern limits of the Cabrillo track, Viscaíno had the most lasting effect upon the nomenclature of the coast. Many of his place names have survived, whereas practically every one of the names created by Cabrillo have faded from use. For instance, Cabrillo named the first (now) United States port he stopped at "San Miguel"; 60 years later, Viscaíno changed it to "San Diego" (Rolle 1969). The early European voyages observed Native Americans living in villages along the coast but did not make any substantial, long-lasting impact. At the time of contact, the Luiseño population was estimated to have ranged from 4,000 to as many as 10,000 individuals (Bean and Shipek 1978; Kroeber 1976).

The historic background of the project area began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region (Brigandi 1998). As a result, by the late eighteenth century, a large portion of southern California was overseen by Mission San Luis Rey (San Diego County), Mission San Juan Capistrano (Orange County), and Mission San Gabriel (Los Angeles County), who began colonizing the region and surrounding areas (Chapman 1921).

Up until this time, the only known way to feasibly travel from Sonora to Alta California was by sea. In 1774, Juan Bautista de Anza, an army captain at Tubac, requested and was given permission by the governor of the Mexican State of Sonora to establish an overland route from Sonora to Monterey (Chapman 1921). In doing so, Juan Bautista de Anza passed through Riverside County and described the area in writing for the first time (Caughey 1970; Chapman 1921). In 1797, Father Presidente Lausen (of Mission San Diego de Alcalá), Father Norberto de Santiago, and Corporal Pedro Lisalde (of Mission San Juan Capistrano) led an expedition through southwestern Riverside County in search of a new mission site to establish a presence between San Diego and San Juan Capistrano (Engelhardt 1921). Their efforts ultimately resulted in the establishment of Mission San Luis Rey in Oceanside, California.

Each mission gained power through the support of a large, subjugated Native American workforce. As the missions grew, livestock holdings increased and became increasingly vulnerable to theft. In order to protect their interests, the southern California missions began to expand inland to try and provide additional security (Beattie and Beattie 1939; Caughey 1970). In order to meet their needs, the Spaniards embarked upon a formal expedition in 1806 to find potential locations within what is now the San Bernardino Valley. As a result, by 1810, Father Francisco Dumetz of Mission San Gabriel had succeeded in establishing a religious site, or capilla, at a Cahuilla rancheria called Guachama (Beattie and Beattie 1939). San Bernardino Valley received its name from this site, which was dedicated to San Bernardino de Siena by Father Dumetz. The Guachama rancheria was located in present-day Bryn Mawr in San Bernardino County.

These early colonization efforts were followed by the establishment of estancias at Puente (circa 1816) and San Bernardino (circa 1819) near Guachama (Beattie and Beattie 1939). These efforts were soon mirrored by the Spaniards from Mission San Luis Rey, who in turn established a presence in what is now Lake Elsinore, Temecula, and Murrieta (Chapman 1921). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1961). Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).

Mexico achieved independence from Spain in 1822 and became a federal republic in 1824. As a result, both Baja and Alta California became classified as territories (Rolle 1969). Shortly thereafter, the Mexican Republic sought to grant large tracts of private land to its citizens to begin to encourage immigration to California and to establish its presence in the region. Part of the establishment of power and control included the desecularization of the missions circa 1832. These same missions were also located on some of the most fertile land in California and, as a result, were considered highly valuable. The resulting land grants, known as "ranchos," covered expansive portions of California and by 1846, more than 600 land grants had been issued by the Mexican government. Rancho Jurupa was the first rancho to be established and was issued to Juan Bandini in 1838. Although Bandini primarily resided in San Diego, Rancho Jurupa was located in what is now Riverside County (Pourade 1963). A review of Riverside County place names quickly illustrates that many of the ranchos in Riverside County lent their names to present-day locations, including Jurupa, El Rincon, La Sierra, El Sobrante de San Jacinto, La Laguna (Lake Elsinore), Santa Rosa, Temecula, Pauba, San Jacinto Nuevo y Potrero, and San Jacinto Viejo (Gunther 1984). As was typical of many ranchos, these were all located in the valley environments within western Riverside County.

The treatment of Native Americans grew worse during the Rancho Period. Most of the Native Americans were forced off of their land or put to work on the now privately-owned ranchos, most often as slave labor. In light of the brutal ranchos, the degree to which Native Americans had become dependent upon the mission system is evident when, in 1838, a group of Native Americans from Mission San Luis Rey petitioned government officials in San Diego to relieve suffering at the hands of the rancheros:

> We have suffered incalculable losses, for some of which we are in part to be blamed for because many of us have abandoned the Mission … We plead and beseech you … to grant us a Rev. Father for this place. We have been accustomed to the Rev. Fathers and to their manner of managing the duties. We labored under their intelligent directions, and we were obedient to the Fathers according to the regulations, because we considered it as good for us. (Brigandi 1998:21)

Native American culture had been disrupted to the point where they could no longer rely upon prehistoric subsistence and social patterns. Not only does this illustrate how dependent the Native Americans had become upon the missionaries, but it also indicates a marked contrast in the way the Spanish treated the Native Americans compared to the Mexican and United States ranchers. Spanish colonialism (missions) is based upon utilizing human resources while integrating them into their society. The Mexican and American ranchers did not accept Native Americans into their social order and used them specifically for the extraction of labor, resources, and profit. Rather than being incorporated, they were either subjugated or exterminated (Cook 1976).

By 1846, tensions between the United States and Mexico had escalated to the point of war (Rolle 1969). In order to reach a peaceful agreement, the Treaty of Guadalupe Hidalgo was put into effect in 1848, which resulted in the annexation of California to the United States. Once California opened to the United States, waves of settlers moved in searching for gold mines, business opportunities, political opportunities, religious freedom, and adventure (Rolle 1969; Caughey 1970). By 1850, California had become a state and was eventually divided into 27 separate counties. While a much larger population was now settling in California, this was primarily in the central valley, San Francisco, and the Gold Rush region of the Sierra Nevada mountain range (Rolle 1969; Caughey 1970). During this time, southern California grew at a much slower pace than northern California and was still dominated by the cattle industry that was established during the earlier rancho period. However, by 1859, the first United States Post Office in what would eventually become Riverside County was set up at John Magee's store on the Temecula Rancho (Gunther 1984).

During the same decade, circa 1852, the Native Americans of southern Riverside County, including the Luiseño and the Cahuilla, thought they had signed a treaty resulting in their ownership of all lands from Temecula to Aguanga east to the desert, including the San Jacinto Valley and the San Gorgonio Pass. The Temecula Treaty also included food and clothing provisions for the Native Americans. However, Congress never ratified these treaties, and the promise of one large reservation was rescinded (Brigandi 1998).

With the completion of the Southern Pacific Railroad in 1869, southern California saw its first major population expansion. The population boom continued circa 1874 with the completion of connections between the Southern Pacific Railroad in Sacramento to the transcontinental Central Pacific Railroad in Los Angeles (Rolle 1969; Caughey 1970). The population influx brought farmers, land speculators, and prospective developers to the region. As the Jurupa area became more and more populated, circa 1870, Judge John Wesley North and a group of associates founded the city of Riverside on part of the former rancho.

Although the first orange trees were planted in Riverside County circa 1871, it was not until a few years later when a small number of Brazilian navel orange trees were established that the citrus industry truly began in the region (Patterson 1971). The Brazilian navel orange was well suited to the climate of Riverside County and thrived with assistance from several extensive

irrigation projects. At the close of 1882, an estimated half a million citrus trees were present in California. It is estimated that nearly half of that population was in Riverside County. Population growth and 1880s tax revenue from the booming citrus industry prompted the official formation of Riverside County in 1893 out of portions of what was once San Bernardino County (Patterson 1971).

Shortly thereafter, with the start of World War I, the United States began to develop a military presence in Riverside County with the construction of March Air Reserve Base. During World War II, Camp Haan and Camp Anza were constructed in what is now the current location of the National Veteran's Cemetery. In the decades that followed, populations spread throughout the county into Lake Elsinore, Corona, Norco, Murrieta, and Wildomar. However, a significant portion of the county remained largely agricultural well into the 1970s. Following the 1970s, Riverside saw a period of dramatic population increase as the result of new development, more than doubling the population of the county with a population of over 1.3 million residents (Patterson 1971).

The original development of the city of Beaumont can be traced to a mail stop called Summit Station established in 1866. The station was located on a passenger stage route through the San Gorgonio Pass. By 1876, the Southern Pacific Company had upgraded the station into a railroad telegraph office. By 1844, a town site (San Gorgonio) was established, which was renamed Beaumont in 1886 after H.C. Sigler of Beaumont, Texas purchased it via the Southern California Investment Company. The Beaumont town site was officially surveyed and filed in San Bernardino County in 1887 and was subsequently incorporated into Riverside County in 1893 (Stropes and Smith 2013).

As of 1927, the town boasted a small population of 857 with five churches. The catholic church on the corner of "B" Street and Elm was built and donated to the Catholic Archdiocese by Victor Dominguez, a local resident who was a railroad worker who emigrated from Mexico. The Dominguez family was the first of the Barrio, which is now known as the South Side of Beaumont's Historical Barrio Railroad District (Stropes and Smith 2013).

Historically, the city of Beaumont became one of Riverside County's largest apple growers. Apple orchards in and around the town expanded to a $200,000 a year industry by 1930. Beaumont saw a rise in visitors and residents as the little-known city of Palm Springs to the east grew to become a highly popular resort spot beginning in the 1930s. In response to the growing popularity of Palm Springs, the city of Beaumont attempted to capitalize on the tourism by establishing guest ranches. According to an early 1930s/1940s postcard, the Highland Springs Guest Ranch of Beaumont offered its patrons horseback riding, tennis, archery, horseshoes, swimming, shuffleboard, ping-pong, baseball, ballroom dancing, massage, basketball, and a place to spend the night. Today, as a result of Beaumont's proximity to Los Angeles, the area around and in San Gorgonio Pass has dramatically expanded as a result of the low housing cost and availability of many new master planned communities (Stropes and Smith 2013).

2.4 Research Goals

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project area through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is the northwestern portion of Riverside County. The scope of work for the archaeological program conducted for the Trammell Crow Beaumont Project included the survey of the 30.9-acre area. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of the resource to address regional research topics and issues.

Although survey programs are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources:

- Can located cultural resources be associated with a specific time period, population, or individual?
- Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do the located sites compare to others reported from different surveys conducted in the area?
- How do the located sites fit existing models of settlement and subsistence for the region?

For the historic orchard and buildings recorded as Temp-1, the potential for historic deposits is considered remote, and therefore, the research process was focused upon the built environment and those individuals associated with the ownership, design, and construction of the buildings within the project footprint. Although historic structure evaluations are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed historic resources:

- Can the building be associated with any significant individuals or events?
- Is the building representative of a specific type, style, or method of construction?
- Is the building associated with any nearby structures? Does the building, when studied with the nearby structures, qualify as a contributor to a potential historic district?
- Was the building designed or constructed by a significant architect, designer, builder,

or contractor?

Data Needs

At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project area occupants. Further, the overall goal of the historic structure assessment is to understand the construction and use of the buildings within their associated historic context. Therefore, adequate information on site function, context, and chronology from both an archaeological and historic perspective is essential for the investigation. The fieldwork and archival research were undertaken with the following primary research goals in mind:

1) To identify cultural and historic resources occurring within the project;
2) To determine, if possible, site type and function, context of the deposit, and chronological placement of each cultural resource identified, and the type, style, and method of construction for any buildings;
3) To place each cultural resource identified within a regional perspective;
4) To identify persons or events associated with any buildings and their construction; and
5) To provide recommendations for the treatment of each cultural and historic resource identified.

3.0 METHODOLOGY

The archaeological program for the Trammell Crow Beaumont Project consisted of an institutional records search, an intensive pedestrian survey of the 30.9-acre project, and preparation of a technical study. This archaeological study conformed to City of Beaumont Cultural Resource Guidelines. Statutory requirements of CEQA and subsequent legislation (Section 15064.5) were followed in evaluating the significance of cultural resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

3.1 Archaeological Records Search

An archaeological records search for the project and the surrounding area within a one-mile radius was requested from the EIC at UCR on October 22, 2021. The records search results are discussed in Section 4.1 and the complete records search results are included in Appendix C. In addition, the BFSA research library was consulted for any relevant historical information.

3.2 Field Methodology

In accordance with city CEQA review requirements, an intensive pedestrian reconnaissance was conducted that employed a series of parallel survey transects spaced at approximately 10-meter intervals to locate archaeological sites within the project. The archaeological survey of the project was conducted on November 8, 2021. The entire project was covered by the survey process and photographs were taken to document project conditions during the survey (see Section 4.2). The survey resulted in the identification of a historic orchard, residence, warehouse, and fruit stand, which were recorded as Site Temp-1 with the EIC.

3.3 Report Preparation and Recordation

This report contains information regarding previous studies, statutory requirements for the project, a brief description of the setting, research methods employed, and the overall results of the survey. The report includes all appropriate illustrations and tabular information needed to make a complete and comprehensive presentation of these activities, including the methodologies employed and the personnel involved. A copy of this report will be placed at the EIC at UCR. Any newly recorded sites or sites requiring updated information will be recorded on the appropriate Department of Parks and Recreation (DPR) site forms, which will be filed with the EIC.

3.4 Native American Consultation

BFSA requested a review of the SLF by the NAHC on October 22, 2021 to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one mile of the project. A response was received from the NAHC on December 2,

2021, which did not indicate the presence of any sacred sites or locations of religious or ceremonial importance within the search radius. All correspondence is provided in Appendix D.

3.5 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of Riverside County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in CEQA provide the guidance for making such a determination. The following section details the CEQA criteria that a resource must meet in order to be determined important.

3.5.1 California Environmental Quality Act

According to CEQA (§15064.5a), the term "historical resource" includes the following:

1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the CRHR (Public Resources Code [PRC] SS5024.1, Title 14 CCR. Section 4850 et seq.).
2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (PRC SS5024.1, Title 14, Section 4852) including the following:

    a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
    b) Is associated with the lives of persons important in our past;
    c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
    d) Has yielded, or may be likely to yield, information important in prehistory or

history.

4) The fact that a resource is not listed in, or determined eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1[k] of the PRC), or identified in an historical resources survey (meeting the criteria in Section 5024.1[g] of the PRC) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

1) Substantial adverse change in the significance of an historical resource 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.
2) The significance of an historical resource is materially impaired when a project:

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

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
2) If a lead agency determines that the archaeological site is an historical resource, it shall

refer to the provisions of Section 21084.1 of the PRC, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the PRC do not apply.

3) If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21083.2 of the PRC, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in PRC Section 21083.2(c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
4) If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project upon those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect upon it are noted in the Initial Study or Environmental Impact Report, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Section 15064.5(d) and (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

(d) When an Initial Study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in PRC SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:

1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
2) The requirement of CEQA and the Coastal Act.

4.0 RESULTS

4.1 Records Search Results

An archaeological records search for the project and the surrounding area within a one-mile radius was requested from the EIC at UCR on October 22, 2021. The results were received from the EIC and processed by BFSA on October 4, 2022. The records search indicated that a total of 128 cultural resources have been recorded within a one-mile radius of the project, none of which are located within the subject property (Table 4.1–1). Most of these resources (N=113) are historic, with the majority being historic buildings, including 96 single-family residences, three church buildings, one church manse, three multiple family properties, one hospital, the Beaumont City Hall, the Bank of Beaumont, the Beaumont Women's Club, the Beaumont Carnegie Library, four commercial buildings, and one residential/commercial building. Additional historic resources include the remains of two railroad stations, the remains of a homestead, an olive ranch, one site containing foundations, partially standing walls, fence posts, and a trash scatter, one cistern, three roads, one electric transmission line, and one site containing foundation/structure pads and well boxes. Only three prehistoric resources, all isolated prehistoric artifacts, and one multicomponent resource consisting of a scatter of prehistoric and historic artifacts, were identified within the search radius.

Table 4.1–1
Archaeological Sites Located
Within One Mile of the Trammell Crow Beaumont Project

Site(s)	Description
P-33-007898, P-33-012548, and P-33-013160	Prehistoric isolate
RIV-3946	Multicomponent artifact scatter
RIV-3445H and RIV-3446H	Historic railroad station remains (tracks, foundations, footings, and historic debris)
RIV-3796H	Historic homestead remains (cistern, bottle dump, debris, and landscape remnants)
P-33-006093, P-33-006094, P-33-006095, P-33-006096, P-33-006097, P-33-006101, P-33-006103, P-33-006105, P-33-006110, P-33-006111, P-33-006112, P-33-006113, P-33-006114, P-33-006115, P-33-006116, P-33-006117, P-33-006118, P-33-006119, P-33-006120, P-33-006121, P-33-006122, P-33-006123, P-33-006124, P-33-006131, P-33-006132, P-33-006141, P-33-006142, P-33-006143, P-33-006144, P-33-006145, P-33-006146, P-33-006147, P-33-006148,	Historic single-family residence

Site(s)	Description
P-33-006149, P-33-006150, P-33-006151, P-33-006152, P-33-006153, P-33-006154, P-33-006155, P-33-006156, P-33-006157, P-33-006158, P-33-006159, P-33-006160, P-33-006161, P-33-006162, P-33-006163, P-33-006164, P-33-006167, P-33-006168, P-33-006169, P-33-006170, P-33-006171, P-33-006173, P-33-006175, P-33-006177, P-33-006178, P-33-006179, P-33-006180, P-33-006181, P-33-006182, P-33-006183, P-33-006184, P-33-006205, P-33-006206, P-33-006207, P-33-006208, P-33-006209, P-33-006213, P-33-006217, P-33-006218, P-33-006219, P-33-006221, P-33-006222, P-33-006223, P-33-006224, P-33-006735, P-33-023485, P-33-023486, P-33-023487, P-33-023488, P-33-023489, P-33-023493, P-33-023495, P-33-023496, P-33-023514, P-33-023516, P-33-023517, P-33-023518, P-33-023522, P-33-023523, P-33-023525, P-33-023527, P-33-023528, and P-33-023530	
P-33-006165, P-33-006176, and P-33-006196	Historic church
P-33-006166	Historic church manse
P-33-006172, P-33-023515, and P-33-023526	Historic multiple family property
P-33-006174	Historic hospital building
P-33-006185	Historic Beaumont City Hall
P-33-006211	Historic Bank of Beaumont building
P-33-006212	Historic Beaumont Women's Club building
P-33-006228	Historic McCullough/Merkel olive ranch
P-33-006233	Historic Beaumont Carnegie Library
P-33-013152	Historic foundations, partially standing walls, fence posts, and trash scatter
P-33-013153	Historic cistern
RIV-8789, P-33-028568, and P-33-028614	Historic road/highway
P-33-0023484	Historic electric line/pole
P-33-023490, P-33-023491, P-33-023492, and P-33-023529,	Historic commercial building
P-33-023494	Historic residential and commercial building
RIV-12,550	Historic foundations/structure pads and well boxes

In addition, the records search results indicated that a total of 36 previous studies have been conducted within a one-mile radius of the project, three of which (Davis 1989; Greenwood 1975; McKenna and Shepard 1998) intersect the subject property. All three of these previous studies were conducted for long, linear pipeline or road projects, only overlap limited portions of the property, and, as such, do not directly address the subject property. No cultural resources were identified within the current project as a result of any previous study.

BFSA reviewed the following sources to help facilitate a better understanding of the historic use of the property:

- The National Register of Historic Places Index
- Historic aerial photographs (1938, 1953, 1962, 1967, 1972, 1976, 1980, 1989, and 1994)

Aerial photographs indicate the presence of the historic residence, warehouse, and fruit stand within the project, which are discussed in Section 4.3, below. When available, the EIC records search may still indicate the presence of additional recorded sites in the vicinity of the project or on the subject property. The records search request is provided in Appendix C.

BFSA requested a review of the SLF by the NAHC on October 22, 2021 to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one mile of the project. A response was received from the NAHC on December 2, 2021, which did not indicate the presence of any sacred sites or locations of religious or ceremonial importance within the search radius. All correspondence is provided in Appendix D.

4.2 Results of the Field Survey

The archaeological survey of the project was conducted on November 8, 2021. All elements of the survey were directed by Principal Investigator Brian Smith with assistance from field archaeologist David Grabski. The archaeological survey of the property was an intensive reconnaissance consisting of a series of parallel survey transects spaced at approximately 10-meter intervals. Most of the property is an orchard where most of the trees have been removed (Plates 4.2–1 and 4.2–2). The remainder contains dirt roads, graded areas, a gravel parking lot, irrigation equipment, and structures associated with the Dowling Fruit Orchard (Plates 4.2–3 and 4.2–4). Ground visibility was fair to good across the property and was only hindered by dense vegetation, structures, and machinery. The orchard, single-family residence, warehouse, and fruit stand were identified as historic during the survey and were recorded as Temp-1 (Figures 4.2–1 and 4.2–2). According to aerial photographs, the orchard was planted in 1950 and the buildings were constructed between 1950 and 1953, 1953 and 1952, and 1967 and 1972, respectively.

Plate 4.2–1: Overview of the orchard, facing south.

Plate 4.2–2: Overview of the orchard, facing north.

Plate 4.2–3: Overview of the current fruit stand operations, facing east.

Plate 4.2–4: Overview of the current fruit stand operations, facing north.

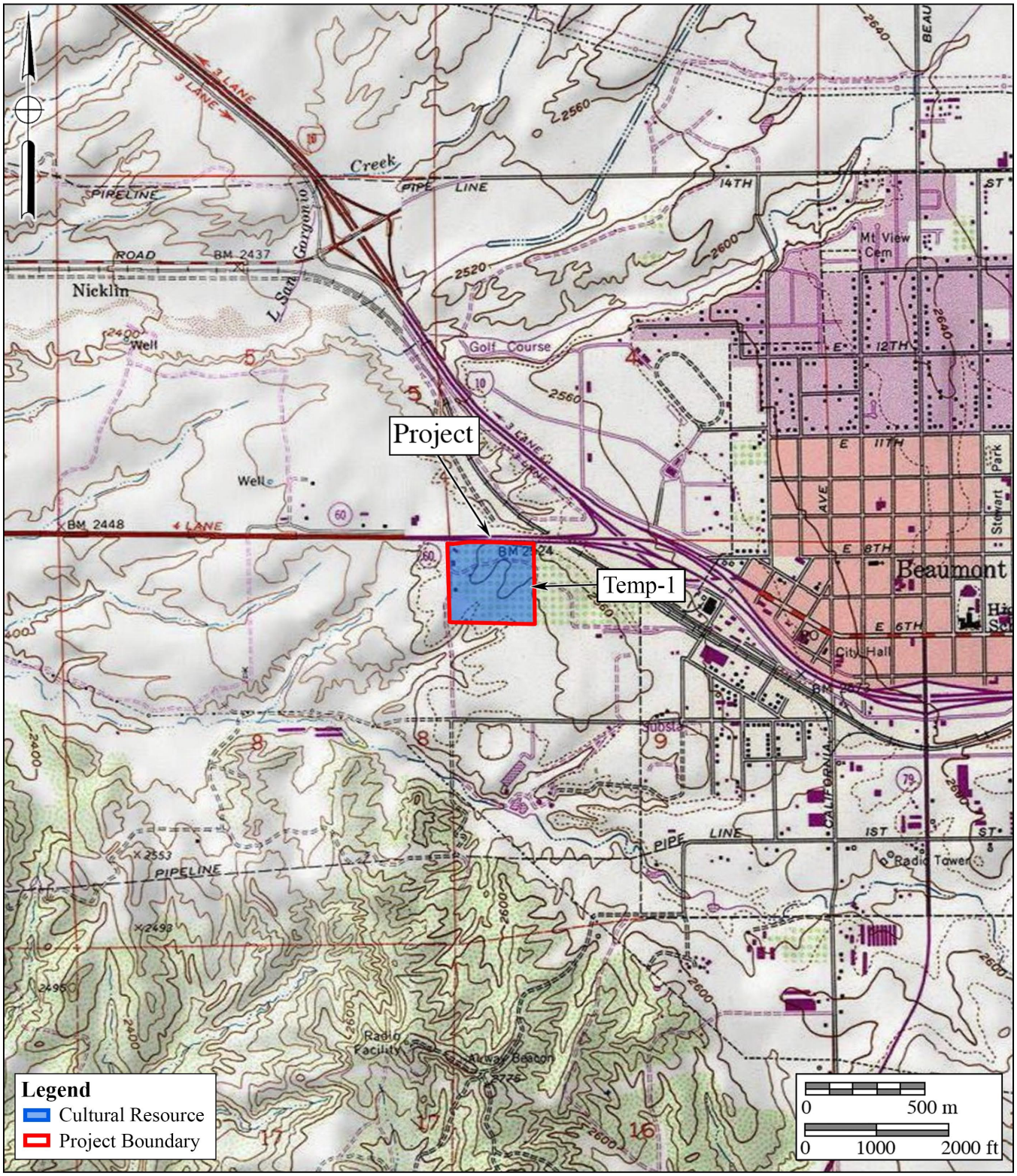

Figure 4.2–1

Cultural Resource Location Map

The Trammell Crow Beaumont Project

USGS *Beaumont* and *El Casco* Quadrangles (7.5-minute series)

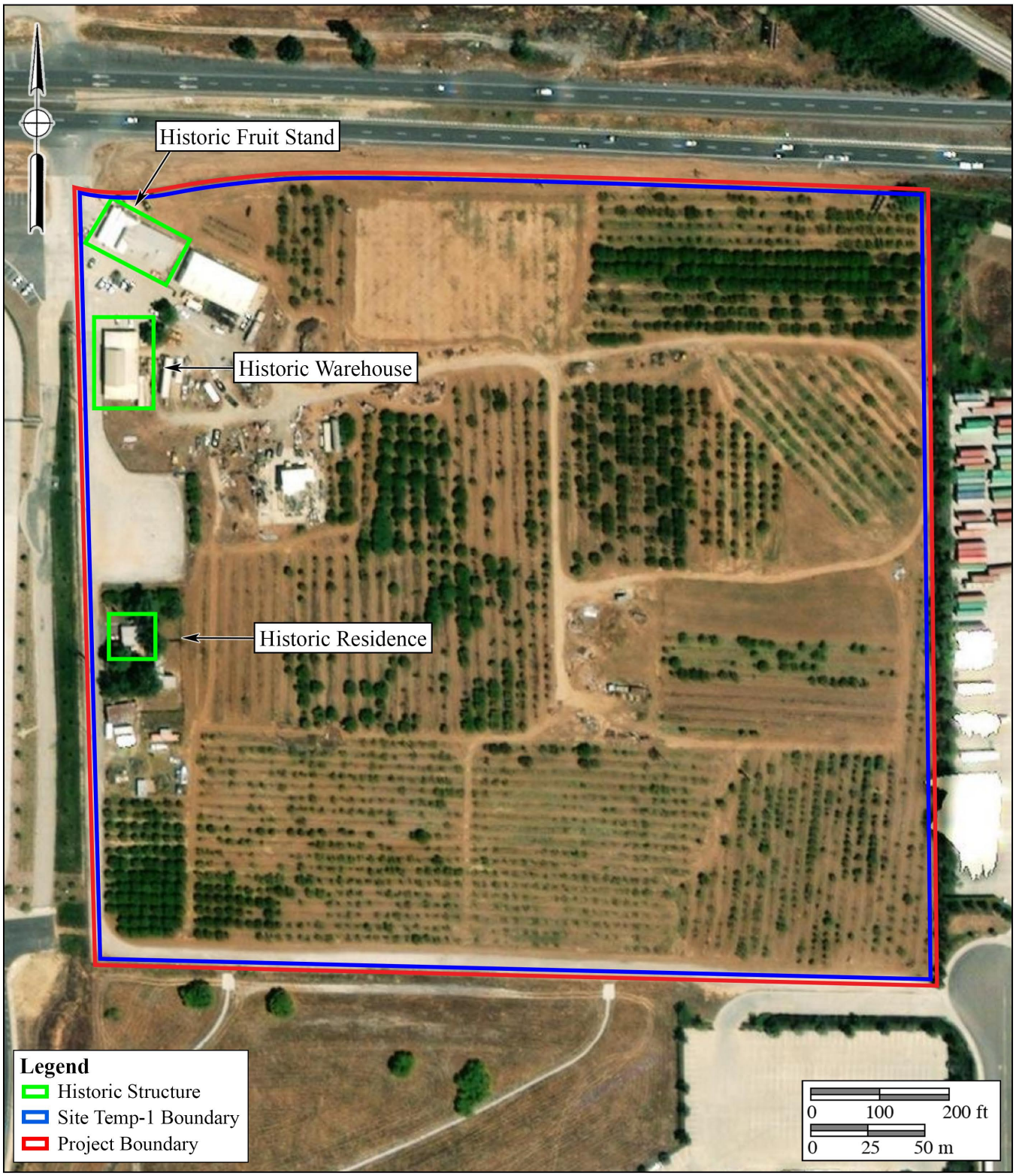

Figure 4.2–2

Historic Building Location Map

The Trammell Crow Beaumont Project

4.3 Historic Structure Analysis

Methods for evaluating the integrity and significance of the historic orchard and buildings on the property included photographic documentation and review of available archival documents. During the survey, photographs were taken of all building elevations. The photographs were used to complete architectural descriptions of the buildings. The original core structures and all modifications made to the buildings since their initial construction were also recorded. The current setting of the orchard and buildings was compared to the historical setting of the property. This information was combined with the archival research in order to evaluate the orchard's and the buildings' seven aspects of integrity, as well as their potential significance under CEQA guidelines.

Within the boundaries of the subject property, one historic orchard, one historic residence, one historic warehouse, and one historic fruit stand were identified. DPR forms were submitted to the EIC on November 8, 2021. Once processed, the EIC will assign the resource a permanent site number. The following section provides the pertinent field results for the significance evaluation for the historic buildings located within the project boundaries, which was conducted in accordance with City of Beaumont guidelines and site evaluation protocols.

4.3.1 History of the Project Area

Riverside County Assessor's records indicate that C.W. Nicklin owned the property between 1936 and 1944. A 1938 aerial photograph indicates that the property was vacant until at least that time. In 1944, Gladys M. Holmolka purchased the property. In October 1946, the property was sold to George W. and Helen E. Bailey. George Bailey was born in Connecticut in 1903. In 1931, he married Helen E. Strong of Indiana (*The Press Democrat* 1993; Ancestry.com 2012). In 1940, the couple lived in El Monte, California, where George worked as a glue worker at a meat packing company (Ancestry.com 2012). The Baileys lived in El monte until at least 1942 (Ancestry.com 2011), and in 1946, purchased the subject property and moved to 1014 California Street in Beaumont (Ancestry.com 2017). They lived at the California Street property until at least 1952 (Ancestry.com 2017). No evidence could be located indicating that Nicklin, Holmolka, or the Baileys developed the subject property.

In 1950, Francis M. Dowling, Jr. purchased the subject property. Dowling was born in 1925 and was the grandson of "prominent cherry grower" Reverend Dr. Frank M. Dowling of Wood County, Ohio and Bertha B. Paul of Hopedale, Ohio (*San Bernardino County Sun* 1936; McMillan 1998). Dowling's father, Francis Dowling, Sr., was born in West Virginia in 1892. That same year, the family moved to California where his father (Reverend Dr. Frank M. Dowling) was "permanently identified with the Disciples of Christ … filling important positions in churches and state organizations" as a minister (Ancestry.com 2004; *Santa Ana Register* 1938a). The family lived in Pomona "where he ministered to the congregation of the Pomona Christian church" (*Santa Ana Register* 1938a), but by 1910, had moved to Fullerton. While living there, in addition to ministering at the "Pasadena first church" and the "Fullerton Christian church," Dr. Dowling

operated a family farm on which Francis, Sr. worked as a laborer as a young man (Ancestry.com 2006; *Santa Ana Register* 1938a). According to his World War I draft card, Francis, Sr. continued working for his father as a farmer in Placentia into the late 1910s (Ancestry.com 2005).

By 1920, Francis, Sr. was 27 years old and living with his parents on Yorba Road in Fullerton. At that time, he managed a citrus ranch (Ancestry.com 2010). The ranch he worked on is likely the "large orange ranch near Placentia" that Dr. Dowling owned until 1926 (*Santa Ana Register* 1926a, 1927). In addition to the orange ranch, in the 1920s, Dr. Dowling also owned a cherry ranch at the intersection of East 14th Street (now Oak Valley Parkway) and Palm Avenue in Beaumont called the Golden State Cherry Ranch (Plate 4.3–1) (*Santa Ana Register* 1926b).

Plate 4.3–1: Francis Dowling, Sr. at the Golden State Cherry Ranch at East 14th Street and Palm Avenue in Beaumont in 1927.
(Photograph courtesy of Los Angeles Times 1928)

In 1924, Francis Dowling, Sr. married Iola May Stower of Beaumont (*Santa Ana Register* 1924). Stower's "father, C.S. Stower, planted many of the first orchards in Cherry Valley in 1907" (*Daily Record* 1964). Immediately after their marriage, Francis and Iola Dowling lived in Anaheim where Francis worked as a rancher until at least 1925 (Ancestry.com 2011). By 1926, they had moved to Beaumont (*Santa Ana Register* 1926b). The Dowlings had two children between 1925 and 1930: Francis, Jr. and Ruth. In 1930, the family lived on East 14th Street in Beaumont where Francis, Sr. worked as an orchardist (Ancestry.com 2002).

In 1935, Bertha and Dr. Dowling replanted their cherry orchards in Beaumont with peaches (*Santa Ana Register* 1935), but by 1938, had replanted with cherries (*Santa Ana Register* 1939a, 1939b).

Dr. Dowling passed away in 1939 after a long illness (*Santa Ana Register* 1939c). At that time, Dr. Dowling and Francis, Sr. were operating a pick your own cherry orchard at the Golden State Cherry Orchard (*Santa Ana Register* 1939a, 1939b), which was called "Dowling & Dowling," (*Santa Ana Register* 1939c) and "Dowling's" (*Santa Ana Register* 1939b). After Dr. Dowling's death, Francis, Sr. operated the "pick your own" orchard, which included cherries, peaches, and plums based upon the year, at East 14th Street and Palm Avenue and a poultry ranch until at least 1965 (*Daily Record* 1965; Ancestry.com 2011).

According to the *Record Gazette* (2016):

> During World War II, he [Francis, Jr.] served as an electronic technician in the Navy. Following his service to his country, he attended UCLA and graduated in 1950 earning a bachelor of science degree in horticulture, which laid the foundation for his future endeavors in ranching. He purchased land for his fruit orchard in Beaumont, where he and his father planted 25,000 trees, beginning what became a thriving fruit ranch.

Given that no evidence could be located indicating that any of the previous owners developed the property, it is likely that Francis, Jr. was responsible for the construction of the single-family residence on the property, likely between 1950 and 1953. In 1959, Francis, Jr. married Estella Schoolcraft (Plate 4.3–2), who was born in Nebraska in 1928 and lived in the state until at least 1944. By 1956, she had moved to Orange, California, where she lived with her brother Dorman and sister Marilyn (Ancestry.com 2017). In 1958, she lived in Anaheim with her sister Lillian (Ancestry.com 2017). After their marriage, Estella and Francis Dowling, Jr. lived at 433 Minnesota Avenue in Beaumont (Ancestry.com 2010).

Plate 4.3–2: Estella Dowling. (*Photograph courtesy of Ancestry.com*)

Although the Dowling Fruit Orchard website (Dowling Fruit Orchard 2020) and a 2010 newspaper article (Kratzer 2010) indicate that the orchard located within the current project has been on Highway 60 in Beaumont since 1954, and an advertisement from 2004 indicates that it was established in 1951 (*Record Gazette* 2004), the first advertisement found during historical research for the property is from 1963 in which Francis, Jr. is listed as the owner of the orchard (*Daily Record* 1963).

Aerial photographs indicate that the property was first planted between 1938 and 1953 (Plates 4.3–3 and 4.3–4). The only building present in the 1953 photograph is a residence in the southwest portion that is still extant (recorded as part of Temp-1). At an unknown date, a board and batten addition was constructed onto the south façade and sometime in the 1960s or later, a majority of the original wood-framed, double-hung windows were replaced with aluminum-framed, horizontal-sliding windows. In addition, one window on the west façade has been infilled. The building is currently clad in stucco. The residence was likely constructed in the Minimal Traditional style, but does not feature any unique architectural characteristics of the style, features a simple, rectangular footprint, possesses a minimal eave overhang with exposed rafter tails, and much of the stucco cladding on the east façade has worn away due to neglect. No information could be ascertained concerning the residents and it could not be confirmed if it was ever lived in by the Dowling family.

Plate 4.3–3

1938 Aerial Photograph

The Trammell Crow Beaumont Project

Plate 4.3–4

1953 Aerial Photograph

The Trammell Crow Beaumont Project

Between 1953 and 1962 (see Plates 4.3–4 and 4.3–5), a large warehouse building, which is still extant (recorded as part of Temp-1), was constructed north of the residence. Between 1962 and 1966, an addition was constructed onto the north façade of the warehouse. Circa 1964, Estella Dowling began working as "Owner-Manager" of a "Fruit Orchard," likely what is now the Dowling Fruit Orchard (Ancestry.com 2000). In addition to running the new orchard, Francis, Jr. was the president of the San Gorgonio Farm Bureau in the 1960s (*Daily Record* 1961).

Between 1967 and 1972 (Plates 4.3–6 and 4.3–7), an addition was constructed onto the south façade of the warehouse and the current fruit stand was built at the northwest corner of the subject property. Between 1972 and 1976 (see Plates 4.3–7 and 4.3–8), an addition was constructed onto the east façade of the fruit stand. Between 1978 and 1996, a structure was built to the east of the 1972 to 1976 addition. In the 1990s and 2000s, small storage buildings were built across the property, many of which have since been removed. None of the storage buildings, the addition to the fruit stand, or the 1978 to 1996 building are historic in age.

In addition to the subject property, Francis, Jr. was granted 320 acres of land located in Section 15 of Township 5 South, Range 21 East, northwest of Blythe, California in 1951 as part of the Desert Land Act (BLM 2021). It is unknown, however, if the Dowlings ever managed or developed that land. In 1964, the *Daily Record* ran an article about the two cherry orchards in Beaumont operated by Francis, Sr. and Jr. (Plate 4.3–9) (*Daily Record* 1964). Francis, Sr. appears to have retired shortly after the article was published, as in 1965, Francis, Jr. advertised Bing cherries for sale at the 38021 Highway 60 orchard (the subject property) and peaches and plums for sale at both the 825 East 14th Avenue and 38021 Highway 60 orchards (*San Bernardino County Sun* 1965; *Daily Record* 1965). Francis, Sr. passed away in 1979 (Ancestry.com 2000).

NEW TYPE TREE — Francis Dowling, Jr. is shown with a new virus free tree in his orchard just off Highway 60 at the west city limits. The tree was developed by Dr. L. C. Cochran of the University of California at Riverside. Bearing Tartarians, the tree never grows over 8 foot tall. Its bush type growth makes it most convenient for U-Pick cherry buyers.

Plate 4.3–9: Francis Dowling, Jr. at the 38021 Highway 60 (subject property) orchard.
(Photograph courtesy of Daily Record 1964)

Estella Dowling passed away in 1994 and her and Francis, Jr.'s son John took over operation of the orchard at 38021 Highway 60 (Huard 1994). Francis, Jr. and John Dowling operated the orchard until Francis's in 2016 (*Record Gazette* 2016).

Plate 4.3–5

1962 Aerial Photograph

The Trammell Crow Beaumont Project

Plate 4.3–6

1967 Aerial Photograph

The Trammell Crow Beaumont Project

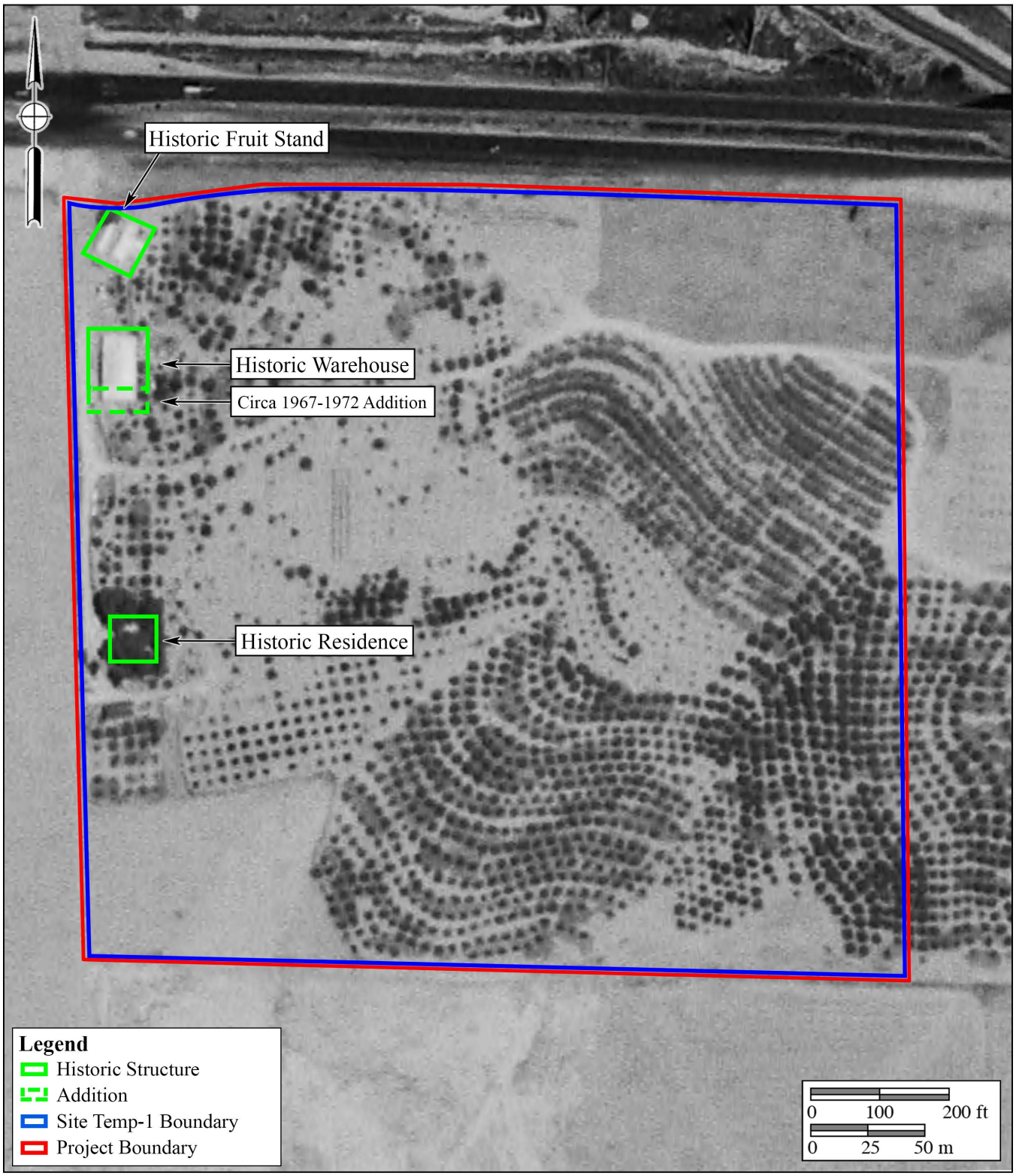

Plate 4.3–7

1972 Aerial Photograph

The Trammell Crow Beaumont Project

Plate 4.3–8

1976 Aerial Photograph

The Trammell Crow Beaumont Project

4.3.2 Description of Surveyed Resources

Historic resources located within the Trammell Crow Beaumont property include the orchard that was planted in 1950, the 1950 to 1953 single-family residence, the 1953 to 1962 warehouse, and the 1967 to 1972 fruit stand.

Orchard

Currently, most of the orchard trees have been removed from the property and only sparse rows of trees are present (Plates 4.3–10 and 4.3–11).

Single-Family Residence

The 1950 to 1953 single-family residence is currently in poor condition. As stated previously, the residence was likely constructed in the Minimal Traditional style, but it does not feature any unique architectural characteristics of the style and features a simple, rectangular footprint and a minimal eave overhang with exposed rafter tails (Plates 4.3–12 and 4.3–13). The building is clad in stucco; however, much of the stucco on the south façade has worn away due to neglect (Plate 4.3–14). At an unknown date, a board and batten addition was constructed onto the south façade (Plate 4.3–15) and sometime in the 1960s or later, the original wood-framed, double-hung windows at the northwest corner were replaced with aluminum-framed, horizontal-sliding windows (Plate 4.3–16). One window on the north façade has been infilled (Plate 4.3–17) and while the remaining original windows are still intact, most do not appear operable due to deferred maintenance (Plate 4.3–18).

Warehouse

Like the residence, the 1953 to 1962 warehouse is also in poor condition. The original portion of the building is two stories high on the western half and features a gabled, corrugated metal roof with exposed rafter tails (Plate 4.3–19). The eastern half is a single story and features a corrugated metal shed roof with exposed beams supported by half-walls and wood posts. Many of the posts have suffered dry rot. A small section of the building with full-height walls is located at the northeast corner of the eastern half of the original single story. This small section features a single doorway with no door that leads to a bathroom (Plate 4.3–20). The walls of both portions are clad in rough texture stucco. A large, non-original, roll-up loading door is located on the west façade (Plate 4.3–21) and the east façade features a non-original, corrugated metal sliding barn door on what appears to be the original track (Plate 4.3–22).

An office addition was built onto the north façade of the warehouse between 1962 and 1967 (Plate 4.3–23). The addition was constructed using standard wood framing covered in stucco and features a low-pitched, gabled, corrugated metal roof with wide, unenclosed eave overhangs. A metal roll-up door and a solid wood door flanked by two aluminum-framed, horizontal sliding windows are located on the north façade. The east and west façades of the addition do not feature any doors or windows (see Plates 4.3–21 and 4.3–24).

Plate 4.3–10

Overview of the Current Dowling Fruit Orchard Operations, Facing Southeast

The Trammell Crow Beaumont Project

Plate 4.3–11

Overview of the Current Dowling Fruit Orchard Operations, Facing East

The Trammell Crow Beaumont Project

Plate 4.3–12

Overview of the Single-Family Residence, Facing Southeast

The Trammell Crow Beaumont Project

Plate 4.3–13

West Façade of the Single-Family Residence, Facing East

The Trammell Crow Beaumont Project

Plate 4.3–14

South Façade of the Single-Family Residence, Facing Northwest

The Trammell Crow Beaumont Project

Plate 4.3–15

South Façade of the Single-Family Residence

Showing the Board and Batten Addition, Facing North

The Trammell Crow Beaumont Project

Plate 4.3–16

North (Left) and West (Right) Façades of the Single-Family Residence, Facing Southeast

The Trammell Crow Beaumont Project

Plate 4.3–17

East (Left) and North (Right) Façades of the Single-Family Residence, Facing Southwest

The Trammell Crow Beaumont Project

Plate 4.3–18

East Façade of the Single-Family Residence, Facing West

The Trammell Crow Beaumont Project

Plate 4.3–19

Overview of the Warehouse, Facing West

The Trammell Crow Beaumont Project

Plate 4.3–20

East Façade of the Warehouse, Facing West

The Trammell Crow Beaumont Project

Plate 4.3–21

West Façade of the Warehouse Showing the Circa 1962 to 1967 Office Addition (Left) and the Circa 1967 to 1972 Addition (Right), Facing East

The Trammell Crow Beaumont Project

Plate 4.3–22

View of the Non-Original, Corrugated Metal Sliding Barn Door on the East Façade of the Warehouse, Facing Southwest

The Trammell Crow Beaumont Project

Plate 4.3–23

North Façade of the Warehouse Showing the Circa 1962 to 1967 Office Addition, Facing Southwest

The Trammell Crow Beaumont Project

Plate 4.3–24

East (Left) and North (Right) Façades of the Circa 1962 to 1967 Office Addition, Facing South

The Trammell Crow Beaumont Project

Between 1967 and 1972, another addition was constructed onto the south façade of the warehouse. The 1967 to 1972 addition was built using substandard wood framing and is covered in stucco. The building does not feature a framed roof, but rather corrugated metal sheets laid over top of heavy wood beams (Plate 4.3–25). The south façade of the addition has a large, garage-sized doorway with no door and one metal-framed casement window (Plate 4.3–26). The east and west façades do not feature any doors or windows.

Fruit Stand

The fruit stand was built between 1967 and 1972 at the northwest corner of the property as a side-gabled retail building clad in stucco with a full-length covered porch area and a shed roof supported by walls on the north and south ends. The roof on the original portion of the building and the porch roof is rolled roofing. The retail portion of the original building features aluminum-framed fixed and casement windows on the north façade (Plate 4.3–27). The west façade likely originally featured aluminum-framed windows, but these have since been replaced with vinyl versions. The current doors on the west façade do not appear original and consist of metal-framed, full-light double doors (Plates 4.3–28 to 4.3–30). The south façade of the building features a single solid wood door that leads to a restroom.

Between 1972 and 1976 (see Plates 4.3–7 and 4.3–8), an addition was constructed onto the east façade of the fruit stand. The addition features a cross-gabled roof covered in composite shingles and a shed-roofed section on the southern end, which is a southward extension of the main gabled roof (Plate 4.3–31). The walls of the shed-roofed section are clad in vertical wood siding and windows consist of vinyl-framed horizontal sliders (Plates 4.3–32 and 4.3–33). A set of polyethylene crash doors is located at the eastern end of the south façade of the 1972 to 1976 addition (Plate 4.3–34). The walls of the gabled portion of the addition are covered in stucco. The east façade of the gabled portion of the addition features aluminum-framed, horizontal-sliding windows (Plate 4.3–35) and the north façade features no windows or doors (Plate 4.3–36).

4.3.3 Significance Evaluation

CEQA guidelines (Section 15064.5) address archaeological and historic resources, noting that physical changes that would demolish or materially alter in an adverse manner those characteristics that convey the historic significance of the resource and justify its listing on inventories of historic resources are typically considered significant impacts. Because demolition of the three historic buildings would require approval from the City of Beaumont as part of the proposed project, CEQA eligibility criteria were used to evaluate the historic buildings located within the project. Therefore, criteria for listing on the CRHR were used to measure the significance of the resources.

Plate 4.3–25

West (Left) and South (Right) Façades of the Warehouse Showing the Circa 1967 to 1972 Office Addition (Left) and the Circa 1967 to 1972 Addition (Right), Facing Northeast

The Trammell Crow Beaumont Project

Plate 4.3–26

South Façade of the Circa 1967 to 1972 Addition, Facing North

The Trammell Crow Beaumont Project

Plate 4.3–27

North (Left) and West (Right) Façades of the Fruit Stand, Facing South

The Trammell Crow Beaumont Project

Plate 4.3–28

Close-Up View of the Doors and Windows on the West Façade of the Fruit Stand, Facing Southeast

The Trammell Crow Beaumont Project

Plate 4.3–29

Close-Up View of the Doors and Windows on the West Façade of the Fruit Stand, Facing Northeast

The Trammell Crow Beaumont Project

Plate 4.3–30

Close-Up View of the Doors and Windows on the West Façade of the Fruit Stand, Facing Southwest

The Trammell Crow Beaumont Project

Plate 4.3–31

Overview of the Fruit Stand, Facing Northeast

The Trammell Crow Beaumont Project

Plate 4.3–32

South Façade of the Circa 1972 to 1976 Addition to the Fruit Stand, Facing Northeast

The Trammell Crow Beaumont Project

Plate 4.3–33

South (Left) and East (Right) Façades of the Circa 1972 to 1976 Addition to the Fruit Stand, Facing North

The Trammell Crow Beaumont Project

Plate 4.3–34

South Façade of the Circa 1972 to 1976 Addition to the Fruit Stand, Facing North

The Trammell Crow Beaumont Project

Plate 4.3–35

East (Left) and North (Right) Façades of the Circa 1972 to 1976 Addition to the Fruit Stand, Facing West

The Trammell Crow Beaumont Project

Plate 4.3–36

North Façade of the Circa 1972 to 1976 Addition to the Fruit Stand, Facing Southwest

The Trammell Crow Beaumont Project

Integrity Evaluation

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of construction. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted.

In order to determine whether the buildings are eligible for listing, CRHR eligibility criteria were used. Furthermore, BFSA based the review upon the recommended criteria listed in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon the evaluation of integrity of the buildings followed by the assessment of distinctive characteristics.

1. **Integrity of Location** *[refers to] the place where the historic property was constructed or the place where the historic event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings or orchard had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Historical research revealed that all three historic buildings and the orchard have existed in their current locations since they were built and planted, respectively. Therefore, all historic resources within the property retain integrity of location.

2. **Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of a property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any architectural features present.

    a. *Orchard:* The orchard was planted on the property in 1950 and originally included the entire project and additional land to the east. The orchard is currently sparse with large areas of trees missing and several small structures and large vehicles and trailers parked in some of the areas where trees once existed. There are no known plans to replant in the areas where the trees are missing. Due to the loss of many of the trees and the introduction of mobile structures, large vehicles, and trailers, the orchard does not retain integrity of design.
    b. *Single-family residence:* The single-family residence was originally constructed between 1950 and 1953 in the Minimal Traditional architectural style. At an unknown date, a board and batten addition was constructed onto the south façade and several original windows were replaced. While the window replacement did

not alter the form, plan, space, structure, or style of the residence, the board and batten addition did since it introduced additional square footage and utilized materials that are not associated with the Minimal Traditional style. Due to the board and batten addition, the single-family residence does not retain integrity of design.

c. *Warehouse:* The warehouse was built on the property between 1953 and 1962 as a utilitarian two-story structure with a single-story, partial open-air section. Between 1962 and 1967, an office addition was constructed onto the north façade of the building and between 1967 and 1972, another addition was built onto the south façade. The building itself is in a state of disrepair with much of the wood framing rotted or broken. Although the warehouse was originally designed as a utilitarian structure and continued to be used as such, the additions altered the original form, plan, space, and structure of the building since they added additional square footage and utilized materials and construction techniques different than the original building. Therefore, the warehouse does not retain integrity of design.

d. *Fruit stand:* The fruit stand was built on the property between 1967 and 1972. Between 1972 and 1976, a large addition was constructed onto the east façade of the building. This addition more than doubled the square footage of the building and introduced a cross-gable, wood siding, vinyl windows, and composite shingles where originally there was stucco and rolled roofing. The building itself was altered from a small retail structure into a large retail and storage building. In addition, the modifications made to the building were carried out less than 50 years ago and are therefore not historic. As such, the fruit stand does not retain integrity of design.

3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscape, vegetation, man-made features, and relationships between buildings and other features. The orchard and buildings located within the project boundaries were developed between 1950 and 1972. During that time, the surrounding area consisted of the original orchard, which was planted in 1950, to the east and south. Between 1980 and 1994 (Plates 4.3–37 and 4.3–38), a large concrete building pad was built northeast of the residence and an open-air structure was built on the pad. Also at that time, large vehicles and small structures were moved onto the property surrounding the open-air structure and to the east of the residence, resulting in the removal of additional trees in the vicinity. Between 1989 and 1994 (see Plates 4.3–38 and 4.3–39), another large warehouse was constructed to the east of the

fruit stand, which resulted in the removal of additional fruit trees. After 1994, a large area of the orchard between the residence and the warehouse and west of the open-air structure was turned into a gravel parking lot. The open land originally located to the south of the project was developed between 2006 and 2009 with two large distribution warehouses. Between 2012 and 2013, the portion of the orchard east of the current project boundary was developed with a large distribution warehouse building. In 2016, the farmland to the west of the property was also developed with a large distribution warehouse building. Due to the loss of many of the orchard trees within the project, the loss of almost half the original acreage east of the current property, and the industrial development to the north, south, and east, the property as a whole does not retain integrity of setting.

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original materials.

    a. *Orchard:* The orchard was planted on the property in 1950 and originally included the entire project and additional land to the east. The orchard is currently sparse with large areas of trees missing and several small structures and large vehicles and trailers parked in some of the areas where trees once existed. Aerial photographs indicate that individual fruit trees within the orchard were removed and replaced several times between 1953 and 1994. As such, it is unlikely that any of the individual trees within the orchard are over 50 years of age. Regardless, the sparse nature of the orchard and number of young trees throughout indicates that overall, the orchard no longer retains a majority, if any, of the original trees that were planted in 1950.
    b. *Single-family residence:* The single-family residence was originally constructed between 1950 and 1953 in the Minimal Traditional architectural style. At an unknown date, a board and batten addition was constructed onto the south façade and several original windows were replaced. Due to the board and batten addition and the replacement windows, the single-family residence does not retain integrity of materials.

Plate 4.3–37

1980 Aerial Photograph

The Trammell Crow Beaumont Project

Plate 4.3–38

1994 Aerial Photograph

The Trammell Crow Beaumont Project

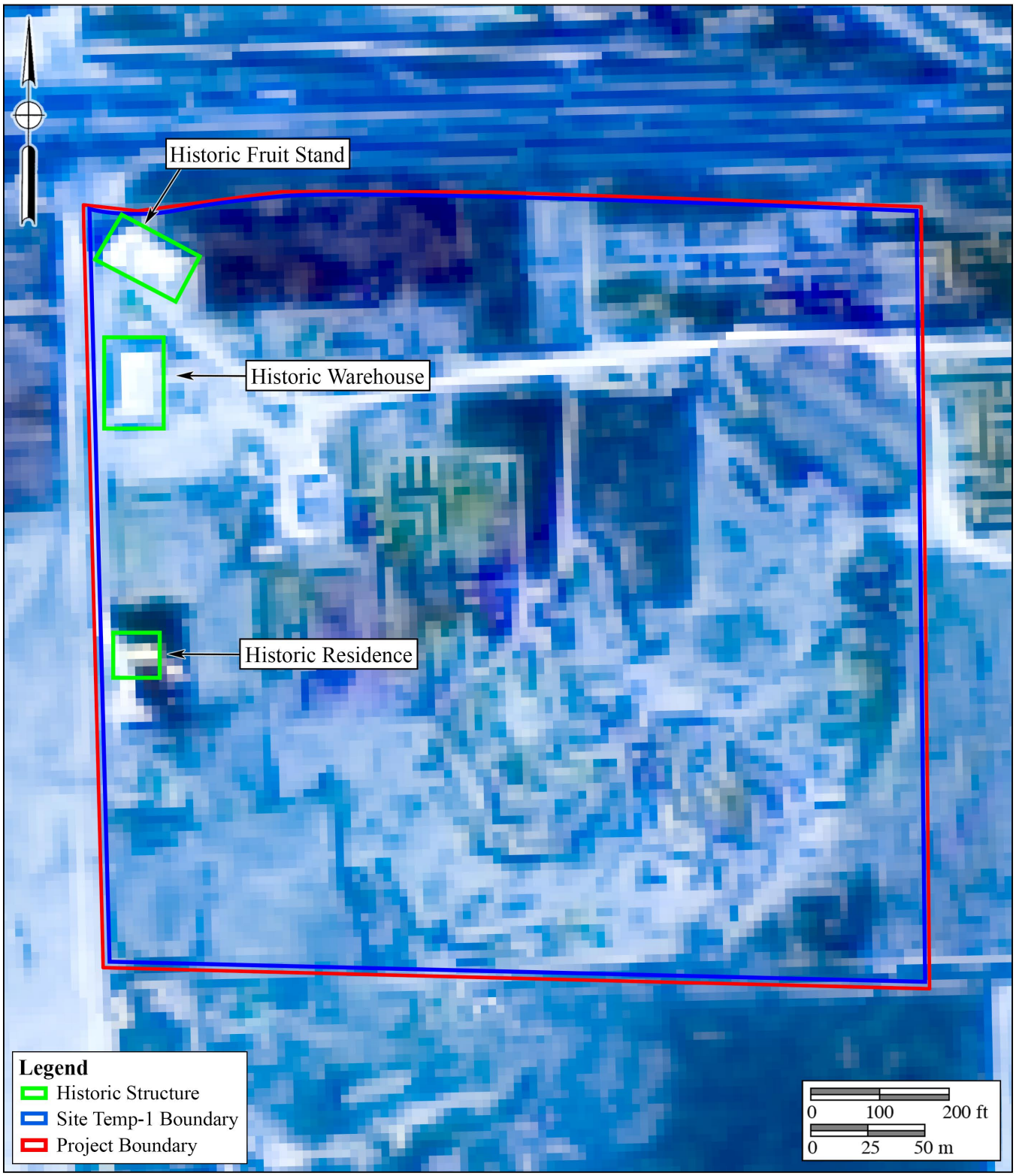

Plate 4.3–39

1989 Aerial Photograph

The Trammell Crow Beaumont Project

c. *Warehouse:* The warehouse was built on the property between 1953 and 1962 as a utilitarian two-story structure with a single-story, partial open-air section. Between 1962 and 1967, an office addition was constructed onto the north façade of the building and between 1967 and 1972, another addition was built onto the south façade. The building itself is in a state of disrepair with much of the wood framing rotted or broken. At an unknown date, the original loading door on the west façade was replaced with a newer roll-up door. Because the additions are so large and utilized materials and construction techniques different than the original building, the warehouse does not retain integrity of materials.

d. *Fruit stand:* The fruit stand was built on the property between 1967 and 1972. Between 1972 and 1976, a large addition was constructed onto the east façade of the building. This addition more than doubled the square footage of the building and introduced a cross-gable, wood siding, vinyl windows, and composite shingles where originally there was stucco and rolled roofing. In addition, the new materials are not historic in age. Therefore, the fruit stand does not retain integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings or whether the arrangement of the orchard is reflective of the physical evidence of the labor or skill of a particular culture or people in 1950 when it was planted.

    a. *Orchard:* The orchard was planted on the property in 1950 and originally included the entire project and additional land to the east. The orchard is currently sparse with large areas of trees missing and several small structures and large vehicles and trailers parked in some of the areas where trees once existed. Aerial photographs indicate that individual fruit trees within the orchard were removed and replaced several times between 1953 and 1994. As such, it is unlikely that any of the individual trees within the orchard are over 50 years of age. Regardless, the sparse nature of the orchard and number of young trees throughout indicates that overall, the orchard no longer retains a majority, if any, of the original trees that were planted in 1950. As a result, the orchard is no longer reflective of its 1950 period of development. In addition, the arrangement of the original orchard trees as they were planted in 1950 is not reflective of the labor or skill of any particular culture or people in the 1950s. Therefore, the orchard has never possessed integrity of workmanship.

b. *Single-family residence:* The single-family residence was originally constructed between 1950 and 1953 in the Minimal Traditional architectural style. The original building does not possess any characteristics of the labor or skill of a particular culture or people during the 1950s when it was constructed, nor are the additions reflective of any later characteristics of any specific labor or skill. Therefore, the single-family residence has never possessed integrity of workmanship.
c. *Warehouse:* The warehouse was built on the property between 1953 and 1962 as a utilitarian two-story structure with a single-story, partial open-air section. The original building features no characteristics that are representative of the labor or skill of a particular culture or people. Between 1962 and 1967, an office addition was constructed onto the north façade of the building and between 1967 and 1972, another addition was built onto the south façade. The building itself is in a state of disrepair with much of the wood framing rotted or broken. At an unknown date, the original loading door on the west façade was replaced with a newer roll-up door. In addition, none of the additions or modifications are representative of the labor or skill of a particular culture or people. Therefore, the warehouse has never possessed integrity of workmanship.
d. *Fruit stand:* The fruit stand was built on the property between 1967 and 1972. The original building does not feature any characteristics that are representative of the labor or skill of a particular culture or people that existed in the 1960s or 1970s. Between 1972 and 1976, a large addition was construction onto the east façade of the building. The addition is not historic in age and also does not feature any characteristics representative of the labor or skill of a particular culture or people. Therefore, the fruit stand has never possessed integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, conveyed a historic sense of the property during the period of construction. As noted previously, the integrity of setting for all three buildings and the orchard has been lost. Due to the current condition of the orchard, the introduction of numerous vehicles and small structures, and the development of the surrounding properties, the property does not retain integrity of feeling.

7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the Beaumont area or the state of California. Historical research indicates that the property is associated with

Francis Dowling, Jr., the son of Francis Dowling, Sr. and grandson of Dr. Frank Dowling. Dr. Dowling is considered a pioneer fruit grower in the Beaumont area, but his son and grandson are not. While Francis, Jr. operated a successful orchard at the property after he and his father planted the first trees in 1950, the property itself is not associated with the pioneering efforts of Dr. Dowling and was purchased by Francis, Jr. a decade after the passing of his grandfather. The orchard associated with Dr. Dowling was located at East 14th Street (now Oak Valley Parkway) and Palm Avenue in Beaumont. Therefore, the subject property has never possessed integrity of association.

The orchard, single-family residence, warehouse, and fruit stand were determined to only meet one category of the integrity analysis: location. The resources do not retain integrity of design, materials, setting, workmanship, or feeling, and have never possessed integrity of association.

CRHR Evaluation

For a historic resource to be eligible for listing on the CRHR, the resource must be found significant at the local, state, or national level, under one or more of the following criteria:

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

  It was discovered through historical research that no significant events could be associated with the current property. Although the property has served as a fruit orchard since 1950, it is not the first or last orchard in Beaumont. Currently, there are at least 15 active orchards located in the vicinity of Beaumont (Google 2021). Because the property could not be associated with any specific historic event, the buildings and orchard are not eligible for designation under CRHR Criterion 1.

- **CRHR Criterion 2:**
  It is associated with the lives of persons important in our past.

  Historical research indicates that the property is associated with Francis Dowling, Jr., the son of Francis Dowling, Sr. and grandson of Dr. Frank Dowling. Dr. Dowling is considered a pioneer fruit grower in the Beaumont area, but his son and grandson are not. While Francis, Jr. operated a successful orchard at the property after he and his father planted the first trees in 1950, the property itself is not associated with the pioneering efforts of Dr. Dowling and was purchased by Francis, Jr. a decade after the

his grandfather's death. The orchard associated with Dr. Dowling was located at East 14th Street (now Oak Valley Parkway) and Palm Avenue in Beaumont. Therefore, the property is not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**
  It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

  - *Orchard:* The orchard was planted on the property in 1950 and originally included the entire project and additional land to the east. The orchard is currently sparse with large areas of trees missing and several small structures and large vehicles and trailers parked in some of the areas where trees once existed. There are no known plans to replant in the areas where the trees are missing. Due to the loss of many of the trees and the introduction of mobile structures, large vehicles, and trailers, the orchard no longer retains integrity of design, materials, setting, or feeling and has never possessed integrity of workmanship or association. Although the orchard still embodies characteristics of a fruit orchard (type) in the Beaumont area (region), these characteristics alone are not considered distinctive. In addition, the orchard does not embody distinctive characteristics of any specific historic period due to the lack of mature historic trees within the orchard, as evidenced by barren areas in aerial photographs throughout the years. The original orchard was planted by Francis Dowling, Sr. and Francis Dowling, Jr.; however, neither has been identified as an important creative individual and no unique methods are known to have been utilized in the planting of the original trees or any of those planted after (method of construction). In addition, the orchard does not possess high artistic values. Therefore, the orchard is not eligible for designation under CRHR Criterion 3.
  - *Single-family residence:* The single-family residence was originally constructed between 1950 and 1953 in the Minimal Traditional architectural style. The building was constructed at the end or after the style's height of popularity, which lasted from circa 1935 to 1950 (McAlester 2015). Within the Minimal Traditional style, McAlester (2015) has identified three principal subtypes: Gable-and-Wing Roof, Side-Gabled Roof (commonly called Cape Cod), and Other Roof. The single-family residence is classified as the Side-Gabled Roof subtype since it is best described as a "simple one-story side-gabled house" (McAlester 2015). According to McAlester (2015):

    > Minimal Traditional homes can be found throughout the United States. During the early 1940s, concentrations were rapidly built

> where new sites for World War II production plants created an urgent local need for worker housing. After the war, developers built instant communities – such as Levittown, New York on Long Island, and Brentwood in Denver, Colorado – filled with Minimal Traditional houses, sometimes using only a few designs in a subdivision. These were sometimes located outside the city's built-up edge, where large tracts of land were available and new broad highways and arterials were planned for easy automobile access. In postwar subdivisions, the style is found with early Ranch houses (sometimes called Minimal Ranches or Ranchettes).
>
> The Minimal Traditional house was "the little house that could." It was the small house that could be built with FHA [Federal Housing Administration]-insured loans in the midst of the Great Depression between 1935 and 1940; the house that could be built quickly to accommodate millions of relocating World War II production-plant workers (1941-1945); and the house that could be built rapidly during the late 1940s in large post-World War II developments (1946-1949). (McAlester 2015)

Identifying features of the Minimal Traditional style include:

> Low- or intermediate-pitched roof, more often gabled; small house, generally one-story in height; roof eaves have little or no overhang; double-hung windows, typically multi-pane or 1/1; minimal amounts of added architectural detail; rarely has dormers. (McAlester 2015)

The original portion of the single-family residence possesses all of these characteristics, although not all of the windows are double-hung due to having been replaced with aluminum, horizontal-sliding windows or completely infilled. The building is one story with a rectangular floorplan, a minimal eave overhang, some double-hung windows, minimal amounts of added architectural detail, and no dormers. At an unknown date, a board and batten addition was constructed onto the south façade and several original windows were replaced. The addition and the window replacements negatively impacted the building's integrity of design, materials, and feeling, while modifications to the surrounding area impacted the building's integrity of setting. Due to the simple nature of the building, it never possessed integrity of workmanship, and it could not be associated with any

significant individuals. As such, due to an overall lack of integrity and having been constructed at the end of the period of significance for Minimal Traditional-style buildings, the single-family residence does not embody distinctive characteristics of a type, period, region, or method of construction; it does not represent the work of an important creative individual; and it does not possess high artistic values. Therefore, the single-family residence is not eligible for designation under CRHR Criterion 3.

- *Warehouse:* The warehouse was built on the property between 1953 and 1962 as a utilitarian two-story structure with a single-story, partial open-air section. Between 1962 and 1967, an office addition was constructed onto the north façade of the building and between 1967 and 1972, another addition was built onto the south façade. The building itself is in a state of disrepair with much of the wood framing rotted or broken. Although the warehouse was originally designed as a utilitarian structure and continued to be used as such, the additions altered the original form, plan, space, and structure of the building since they added additional square footage and utilized materials and construction techniques different than the originals. As such, the warehouse no longer retains integrity of design, materials, or feeling and never possessed integrity of workmanship or association. As a utilitarian warehouse structure, the building has never possessed distinctive characteristics of a type, period, or method of construction. The building is also not associated with the work of an important creative individual and does not possess high artistic values. Therefore, the warehouse is not eligible for designation under CRHR Criterion 3.
- *Fruit stand:* The fruit stand was built on the property between 1967 and 1972 as a small retail building. Between 1972 and 1976, a large addition was constructed onto the east façade of the building. This addition more than doubled the square footage of the building, introduced a cross-gable, and included wood siding, vinyl windows, and composite shingles where there was originally stucco and rolled roofing. The building was altered from a small retail structure into a large retail and storage building. In addition, the modifications made to the building were carried out less than 50 years ago and are therefore not historic. As such, the fruit stand no longer retains integrity of design, materials, or feeling, and never possessed integrity of workmanship or association. Although the building was originally built as a small roadside fruit stand (type) in the late 1960s to early 1970s (period), the modifications made between 1972 and 1976 significantly altered the size and function of the structure and it no longer embodies characteristics of a small southern California roadside fruit stand, nor is the structure representative of the 1967 to 1972 period in which it was constructed. The original method of construction is not unique, the building does not represent the work of an important

creative individual, and it does not possess high artistic values. Therefore, the fruit stand is not eligible for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**
  It has yielded, or may be likely to yield, information important in prehistory or history.

  The research conducted for this study revealed that because the orchard and buildings are not associated with any significant persons or events and were not constructed or planted using unique or innovative methods, they likely cannot yield any additional information about the history of Beaumont or the state of California. Therefore, the property is not eligible for designation under CRHR Criterion 4.

4.4 Discussion/Summary

During the field survey, an orchard and three historic buildings were identified within the project (Temp-1) and subsequently evaluated for significance. No other cultural resources were observed during the survey. The orchard and buildings are evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of overall integrity, lack of association with any significant persons or events, and not being representative examples of any specific architectural style, period, or region. Although none of the resources are eligible for listing on the CRHR, it is recommended that any future development include the erection of a plaque or interpretive display that will provide the community with the history of the property. Dr. Frank Dowling, who operated an orchard at Oak Valley Parkway and Palm Avenue, is considered a significant individual due to his pioneering fruit growing efforts in the city of Beaumont during the early half of the twentieth century. Although Dr. Dowling was never associated with the subject property, the community associates this property with the Dowling name due to its operation by his grandson, Francis Dowling, Jr.

5.0 RECOMMENDATIONS

The proposed development will impact the historic orchard, single-family residence, warehouse, and fruit stand (Temp-1); however, as these resources are evaluated as lacking any further research potential, impacts have been determined to be not significant. Although none of the resources are eligible for listing on the CRHR, it is recommended that any future development include the erection of a plaque or interpretive display that will provide the community with the history of the property. Dr. Frank Dowling, who operated an orchard at Oak Valley Parkway and Palm Avenue, is considered a significant individual due to his pioneering fruit growing efforts in the city of Beaumont during the early half of the twentieth century. Although Dr. Dowling was never associated with the subject property, the community associates this property with the Dowling name due to its operation by his grandson, Francis Dowling, Jr. Further, a MMRP is recommended because grading may expose undocumented and potentially significant historic features or deposits associated with the historic occupation of the property since the 1950s. Evidence of Native American use of this location prehistorically may also be discovered. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. The monitoring program will include Native American observers only in the event that prehistoric deposits are discovered.

5.1 Monitoring Program

Monitoring during ground-disturbing activities, such as grading or trenching, by a qualified archaeologist is recommended to ensure that if buried features (*i.e.,* human remains, hearths, or cultural deposits) are present, they will be handled in a timely and proper manner. The scope of the monitoring program is provided below.

1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency.
2) The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
3) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

4) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.
5) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the Riverside County sheriff-coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.
6) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The project archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
7) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.
8) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

6.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

October 7, 2022

Brian F. Smith
Principal Investigator

Date

7.0 REFERENCES

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APPENDIX A

Qualifications of Key Personnel

Brian F. Smith, MA

Owner, Principal Investigator

Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com

Education

Master of Arts, History, University of San Diego, California **1982**

Bachelor of Arts, History, and Anthropology, University of San Diego, California **1975**

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator **1977–Present**
Brian F. Smith and Associates, Inc. **Poway, California**

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects, some of which included Broadway Block (2019), 915 Grape Street (2019), 1919 Pacific Highway (2018), Moxy Hotel (2018), Makers Quarter Block D (2017), Ballpark Village (2017), 460 16th Street (2017), Kettner and Ash (2017), Bayside Fire Station (2017), Pinnacle on the Park (2017), IDEA1 (2016), Blue Sky San Diego (2016), Pacific Gate (2016), Pendry Hotel (2015), Cisterra Sempra Office Tower (2014), 15th and Island (2014), Park and G (2014), Comm 22 (2014), 7th and F Street Parking (2013), Ariel Suites (2013), 13th and Marker (2012), Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft

Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

1900 and 1912 Spindrift Drive: An extensive data recovery and mitigation monitoring program at the Spindrift Site, an important prehistoric archaeological habitation site stretching across the La Jolla area. The project resulted in the discovery of over 20,000 artifacts and nearly 100,000 grams of bulk faunal remains and marine shell, indicating a substantial occupation area (2013-2014).

San Diego Airport Development Project: An extensive historic assessment of multiple buildings at the San Diego International Airport and included the preparation of Historic American Buildings Survey documentation to preserve significant elements of the airport prior to demolition (2017-2018).

Citracado Parkway Extension: A still-ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSA resulting in the identification of a significant cultural deposit within the project area.

Westin Hotel and Timeshare (Grand Pacific Resorts): Data recovery and mitigation monitoring program in the city of Carlsbad consisted of the excavation of 176 one-square-meter archaeological data recovery units which produced thousands of prehistoric artifacts and ecofacts, and resulted in the preservation of a significant prehistoric habitation site. The artifacts recovered from the site presented important new data about the prehistory of the region and Native American occupation in the area (2017).

The Everly Subdivision Project: Data recovery and mitigation monitoring program in the city of El Cajon resulted in the identification of a significant prehistoric occupation site from both the Late Prehistoric and Archaic Periods, as well as producing historic artifacts that correspond to the use of the property since 1886. The project produced an unprecedented quantity of artifacts in comparison to the area encompassed by the site, but lacked characteristics that typically reflect intense occupation, indicating that the site was used intensively for food processing (2014-2015).

Ballpark Village: A mitigation and monitoring program within three city blocks in the East Village area of San Diego resulting in the discovery of a significant historic deposit. Nearly 5,000 historic artifacts and over 500,000 grams of bulk historic building fragments, food waste, and other materials representing an occupation period between 1880 and 1917 were recovered (2015-2017).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—included project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February- September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites

for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/ monitor—included monitoring of grading activities associated with the development of a single- dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997- January 2000.

Phase I, II, and II Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Jennifer R.K. Stropes, MS, RPA

Senior Archaeologist/Historian/Faunal Analyst
Brian F. Smith and Associates, Inc.
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Education

Master of Science, Cultural Resource Management Archaeology **2016**

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology **2004**

University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School **2014**

Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology

Historic Structure Significance Eligibility

Human Behavioral Ecology

Zooarchaeology

Historical Archaeology

Taphonomic Studies

Experience

Senior Archaeologist/Historian/Faunal Analyst **November 2006–Present**
Brian F. Smith and Associates, Inc.

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation; faunal, prehistoric, and historic laboratory analysis; construction monitoring management; coordinating field surveys and excavations; and laboratory management.

UC Santa Cruz Monterey Bay Archaeology Archives Supervisor **December 2003–March 2004**
Santa Cruz, California

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

Faunal Analyst, Research Assistant **June 2003–December 2003**
University of California, Santa Cruz

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

Archaeological Technician, Office Manager **January 2000-December 2001**
Archaeological Resource Management

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

Scholarly Works

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.

Technical Reports

Kraft, Jennifer R.

2012 *Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore*. Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

Kraft, Jennifer R. and Brian F. Smith

2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego.* Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.

2016 *Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27.* Prepared for Front Porch Communities and Services – Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.

2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11.* Prepared for Silvergate Development. Report on file at the City of La Mesa Planning Department.

2016 *Phase I Cultural Resource Survey for the 9036 La Jolla Shores Lane Project City of San Diego Project No. 471873 APN 344-030-20.* Prepared for Eliza and Stuart Stedman. Report on file at the California South Coastal Information Center.

2016 *Phase I Cultural Resources Survey for the Beacon Apartments Project City of San Diego Civic San Diego Development Permit #2016-19 APN 534-210-12.* Prepared for Wakeland Housing & Development Corporation. Report on file at the California South Coastal Information Center.

2016 *A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California.* Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.

2015 *Cultural Resource Monitoring Report for the Sewer and Water Group 687B Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2015 *Cultural Resource Testing Results for the Broadway and Pacific Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the California South Coastal Information Center.

2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00)*. Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.

2015 *Mitigation Monitoring Report for the 1905 Spindrift Remodel Project, La Jolla, California.* Prepared for Brian Malk and Nancy Heitel. Report on file at the California South Coastal Information Center.

2015 *Mitigation Monitoring Report for the Cisterra Sempra Office Tower Project, City of San Diego.* Prepared for SDG-Left Field, LLC. Report on file at the California South Coastal Information Center.

2015 *Results of a Cultural Resources Testing Program for the 15th and Island Project City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.

2014 *Cultural Resource Monitoring Report for the Cesar Chavez Community College Project.* Prepared for San Diego Community College District. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Grantville Trunk Sewer Project, City of San Diego.* Prepared for Cass Construction, Inc. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Pacific Beach Row Homes Project, San Diego, California.* Prepared for Armstrong Builders, Inc. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 761 Project, City of San Diego.* Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 770 Project (Part of Group*

3014), City of San Diego. Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2014 *Historic Structure Assessment, 11950 El Hermano Road, Riverside County.* Prepared for Forestar Toscana, LLC. Report on file at the California Eastern Information Center.

2014 *Historic Structure Assessment, 161 West San Ysidro Boulevard, San Diego, California (Project No. 342196; APN 666-030-09)*. Prepared for Blue Key Realty. Report on file at the California South Coastal Information Center.

2014 *Historic Structure Assessment for 8055 La Mesa Boulevard, City of La Mesa (APN 470-582-11-00).* Prepared for Lee Machado. Report on file at the City of La Mesa.

2014 *Historic Structure Inventory and Assessment Program for the Watson Corporate Center, San Bernardino County, California.* Prepared for Watson Land Company. Report on file at the San Bernardino Archaeological Information Center.

2014 *Mitigation Monitoring Report for the Celadon (9th and Broadway) Project.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.

2014 *Mitigation Monitoring Report for the Comm 22 Project, City of San Diego.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.

2014 *Mitigation Monitoring Report for the Pinnacle 15th & Island Project, City of San Diego.* Prepared for Pinnacle International Development, Inc. Report on file at the California South Coastal Information Center.

2014 *Phase I Cultural Resource Study for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037.* Prepared for Steve Altman. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase III Project, City of San Diego.* Prepared for Ortiz Corporation General Engineering Contractors. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase IIIA Project, City of San Diego.* Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the F Street Emergency Water Main Replacement Project, City of San Diego*. Prepared for Orion Construction. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Harbor Drive Trunk Sewer Project, City of San Diego*. Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Old Town Community Church Project, 2444 Congress Street, San Diego, California 92110.* Prepared for Soltek Pacific, Inc. Report on file at the California South Coastal Information Center.

2013 *Historic Structure Assessment, 2603 Dove Street, San Diego, California (APN) 452-674-32).*

Prepared for Barzal and Scotti Real Estate Corporation. Report on file at the California South Coastal Information Center.

2013 *Historic Structure Assessment at the Western Christian School, 3105 Padua Avenue, Claremont, California 91711 (APN 8671-005-053).* Prepared for Western Christian School. Report on file at the City of Claremont.

2013 *Mitigation Monitoring Report for the 7th and F Street Parking Project, City of San Diego*. Prepared for DZI Construction. Report on file at the California South Coastal Information Center.

2013 *Mitigation Monitoring Report for the 1919 Spindrift Drive Project*. Prepared for V.J. and Uma Joshi. Report on file at the California South Coastal Information Center.

Smith, Brian F. and Jennifer R. **Kraft**

2016 *Historical Resource Research Report for the 2314 Rue Adriane Building, San Diego, California Project No. 460562.* Prepared for the Brown Studio. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the 4921 Voltaire Street Building, San Diego, California Project No. 471161.* Prepared for Sean Gogarty. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the 5147 Hilltop Drive Building, San Diego, California Project No. 451707.* Prepared for JORGA Home Design. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the Midway Drive Postal Service Processing and Distribution Center 2535 Midway Drive San Diego, California 92138 Project No. 507152.* Prepared for Steelwave, LLC. Report on file at the City of San Diego Development Services Department.

2016 *Historic Resource Technical Report for 9036 La Jolla Shores Lane La Jolla, California Project No. 471873.* Prepared for Eliza and Stuart Stedman. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Mitigation Monitoring Program for the Urban Discovery Academy Project.* Prepared for Davis Reed Construction, Inc. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Survey and Archaeological Test Plan for the 520 West Ash Street Project, City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Survey and Archaeological Test Plan for the 1919 Pacific Highway Project City of San Diego City Preliminary Review PTS #451689 Grading and Shoring PTS #465292*. Prepared for Wood Partners. Report on file at the City of San Diego Development Services Department.

2015 *Historical Resource Research Report for 16929 West Bernardo Drive, San Diego, California.* Prepared for Rancho Bernardo LHP, LLC. Report on file at the City of San Diego Development Services Department.

2015 *Historical Resource Research Report for the 2002-2004 El Cajon Boulevard Building, San Diego,*

California 92014. Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.

2015 *Historical Resource Research Report for the 4319-4321 Florida Street Building, San Diego, California 92104.* Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.

2015 *Historic Resource Technical Report for 726 Jersey Court San Diego, California Project No. 455127.* Prepared for Chad Irwin. Report on file at the California South Coastal Information Center.

2015 *Islenair Historic Sidewalk Stamp Program for Sewer and Water Group 3014, City of San Diego*. Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2014 *Historical Resource Research Report for 2850 Sixth Avenue, San Diego, California (Project No. 392445).* Prepared for Zephyr Partners – RE, LLC. Report on file at the City of San Diego Development Services Department.

Smith, Brian F., Tracy A. Stropes, Tracy M. Buday, and Jennifer R. **Kraft**

2015 *Mitigation Monitoring and Reporting Program for the 1900 Spindrift Drive – Cabana and Landscape Improvements Project, La Jolla, California*. Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

2015 *Mitigation Monitoring and Reporting Program for the 1912 Spindrift Drive – Landscape Improvements Project, La Jolla, California.* Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

Stropes, J.R.K. and Brian F. Smith

2020 *Historical Resource Research Report for the 4143 Park Boulevard Building, San Diego, California 92103.* Prepared for Bernardini Investments, LLC. Report on file at the City of San Diego.

2020 *Historical Resource Research Report for the 6375 Avenida Cresta Building, San Diego, California 92037.* Prepared for Jeffrey and Anne Blackburn. Report on file at the City of San Diego.

2019 *Mitigation Monitoring Report for the 915 Grape Street Project, City of San Diego. Prepared for Bayview SD, LLC.* Report on file at the City of San Diego Development Services Department.

2019 *Cultural Resources Survey Report for the Grove Residences Project, Rancho Santa Fe, San Diego County, California.* Prepared for Beach City Builders, Inc. Report on file at the County of San Diego.

2019 *Historical Resource Analysis Report for the 169 and 171 Fifth Avenue Buildings, City of Chula Vista, San Diego County, California.* Prepared for Turner Impact Capital. Report on file at the City of Chula Vista.

2019 *Historic Structure Assessment for the 1409 South El Camino Real Building, San Clemente, California.* Prepared for Shoreline Dental Studio. Report on file at the City of San Clemente.

2019 *Historical Resource Research Report for the 212 West Hawthorn Street Building, San Diego, California 92101.* Prepared for Jacob Schwartz. Report on file at the City of San Diego.

2019 *Historical Resource Research Report for the 1142-1142 ½ Prospect Street Building, San Diego, California 92037.* Prepared for LLJ Ventures. Report on file at the City of San Diego.

2019 *Historical Resource Research Report for the 3000-3016 University Avenue/3901-3915 30th Street Building, San Diego, California 92037.* Prepared for Cirque Hospitality. Report on file at the City of San Diego.

2019 *Historic Structure Assessment for the 125 Mozart Avenue Building, Cardiff, California.* Prepared for Brett Farrow. Report on file at the City of Encinitas.

2019 *Cultural Resources Study for the Fontana Santa Ana Industrial Center Project, City of Fontana, San Bernardino County, California.* Prepared for T&B Planning, Inc. Report on file at the California South Central Coastal Information Center.

2019 *Historical Resource Technical Report for 817-821 Coast Boulevard South, La Jolla, California.* Prepared for Design Line Interiors. Report on file at the City of San Diego.

2019 *Historical Resource Research Report for the 3829 Texas Street Building, San Diego, California 92014.* Prepared for Blue Centurion Homes. Report on file at the California South Coastal Information Center.

2018 *Historical Resource Research Report for the 3925-3927 Illinois Street Building, San Diego, California 92104.* Prepared for Park Pacifica, LLC. Report on file at the City of San Diego.

Contributing Author /Analyst

2015 Faunal Analysis and Report Section for *Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California* by Tracy A. Stropes and Brian F. Smith. Prepared for Shea Homes. Report on file at the California South Coastal Information Center.

2011 Faunal Analysis and Report Section for *A Cultural Resource Data Recovery Program for SDI-4606 Locus B for St. Gabriel's Catholic Church, Poway, California* by Brian F. Smith and Tracy A. Stropes. Prepared for St. Gabriel's Catholic Church. Report on file at the California South Coastal Information Center.

2010 Faunal Analysis and Report Section for *An Archaeological Study for the 1912 Spindrift Drive Project, La Jolla, California* by Brian F. Smith and Tracy A. Stropes. Prepared for Island Architects. Report on file at the California South Coastal Information Center.

2010 Faunal Analysis and Report Section for *Results of a Cultural Mitigation and Monitoring Program for Robertson Ranch: Archaic and Late Prehistoric Camps near the Agua Hedionda Lagoon* by Brian F. Smith. Prepared for McMillan Land Development. Report on file at the California South Coastal Information Center.

2009 Faunal Identification for "An Earlier Extirpation of Fur Seals in the Monterey Bay Region: Recent Findings and Social Implications" by Diane Gifford-Gonzalez and Charlotte K. Sunseri. *Proceedings of the Society for California Archaeology, Vol. 21, 2009*

APPENDIX B

Site Record Form

(Deleted for Public Review; Bound Separately)

APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX D

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)