



*An Employee-Owned Company*

August 3, 2022

Mr. Brian King  
Empire Construction Management, Inc.  
2280 Wardlow Circle, Suite 250  
Corona, CA 92878

Reference: Archaeological Survey Report for the Crystal Cove Apartments Project (RECON Number 10113)

Dear Mr. King:

This letter details the results of a cultural resources survey conducted for the Crystal Cove Apartments Project (project). The letter report has been prepared to provide necessary information to identify potentially significant cultural resources impacts from the project.

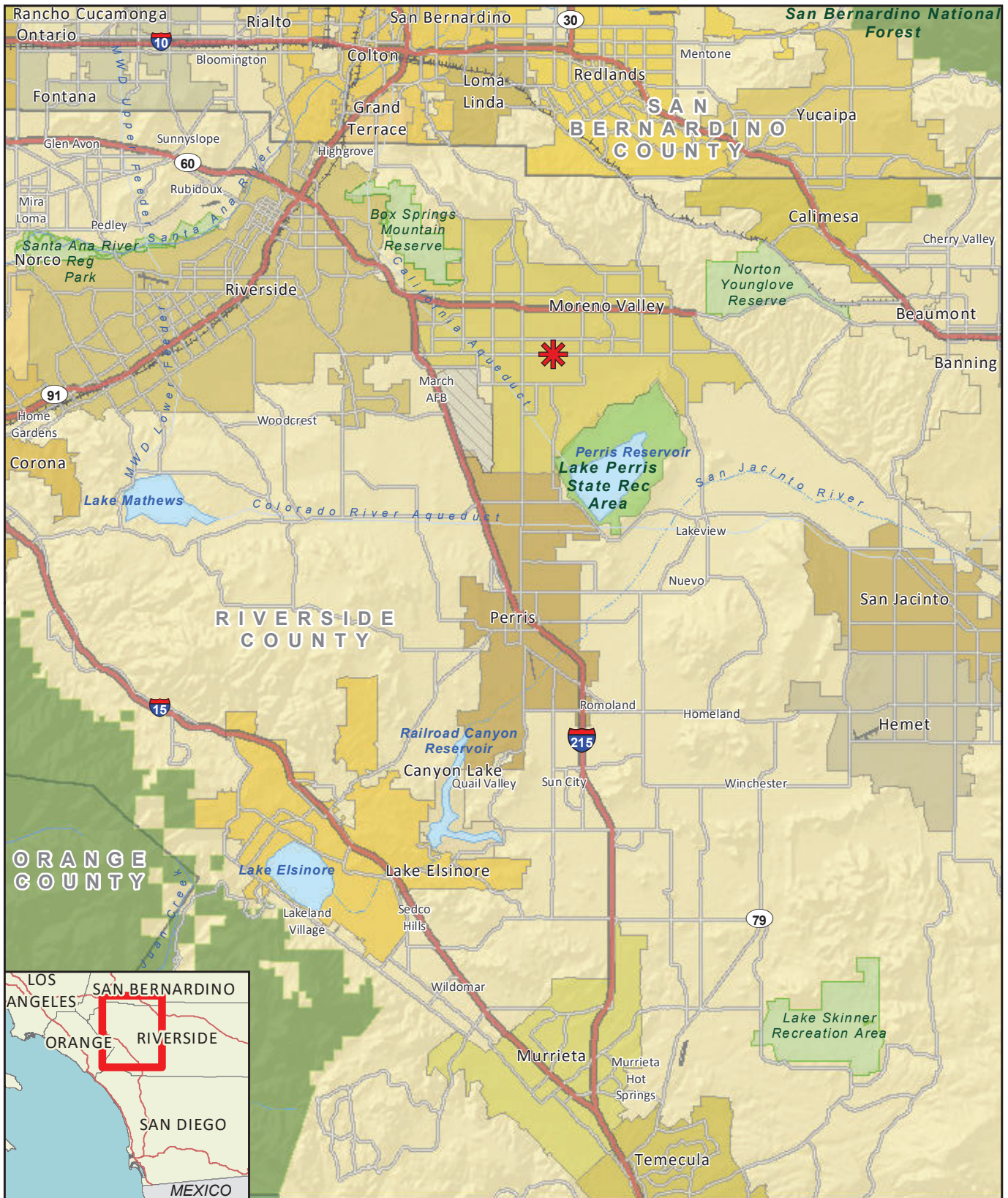
#### **PROJECT LOCATION AND DESCRIPTION**

The project is located in the central portion of the city of Moreno Valley, California, approximately 4.2 miles east of Interstate 215 (Figure 1). The project site is situated within Section 17, Township 3 South, Range 3 West of the U.S. Geological Survey 7.5-minute topographic map, Sunnymead quadrangle (Figure 2). The 8.00-acre project site is located on Assessor's Parcel Number 484-030-028 southwest of the intersection of Alessandro Boulevard and Lasselle Street. The project site is currently undeveloped.

The project would develop a 200-unit apartment complex that would consist of nine separate buildings, providing a total of 92 one-bedroom apartments and 108 two-bedroom apartments. The total floor area of all the units within the nine apartment buildings would equal 186,540 square feet. The project would also provide a recreation center building with an outdoor pool. The project would provide a total of 354 parking spaces consisting of 221 covered parking spaces, 133 uncovered parking spaces, 12 Americans with Disabilities Act-compliant parking spaces, and 36 electrical vehicle parking spaces wired for future installation of charging equipment. Access to the project site would be provided via a new connection to Alessandro Boulevard along the northern project boundary and a new connection to Copper Cove Lane central along the southern project boundary. The project would also make off-site roadway and parkway improvements within the right-of-way of Alessandro Boulevard along the northern project boundary, as well as off-site roadway improvements with the right-of-way of Copper Cove Lane along the southern project boundary. These off-site improvements would total 1.41 acres, which would increase the total project Area of Potential Effect (APE) to 9.41 acres (Figure 3).

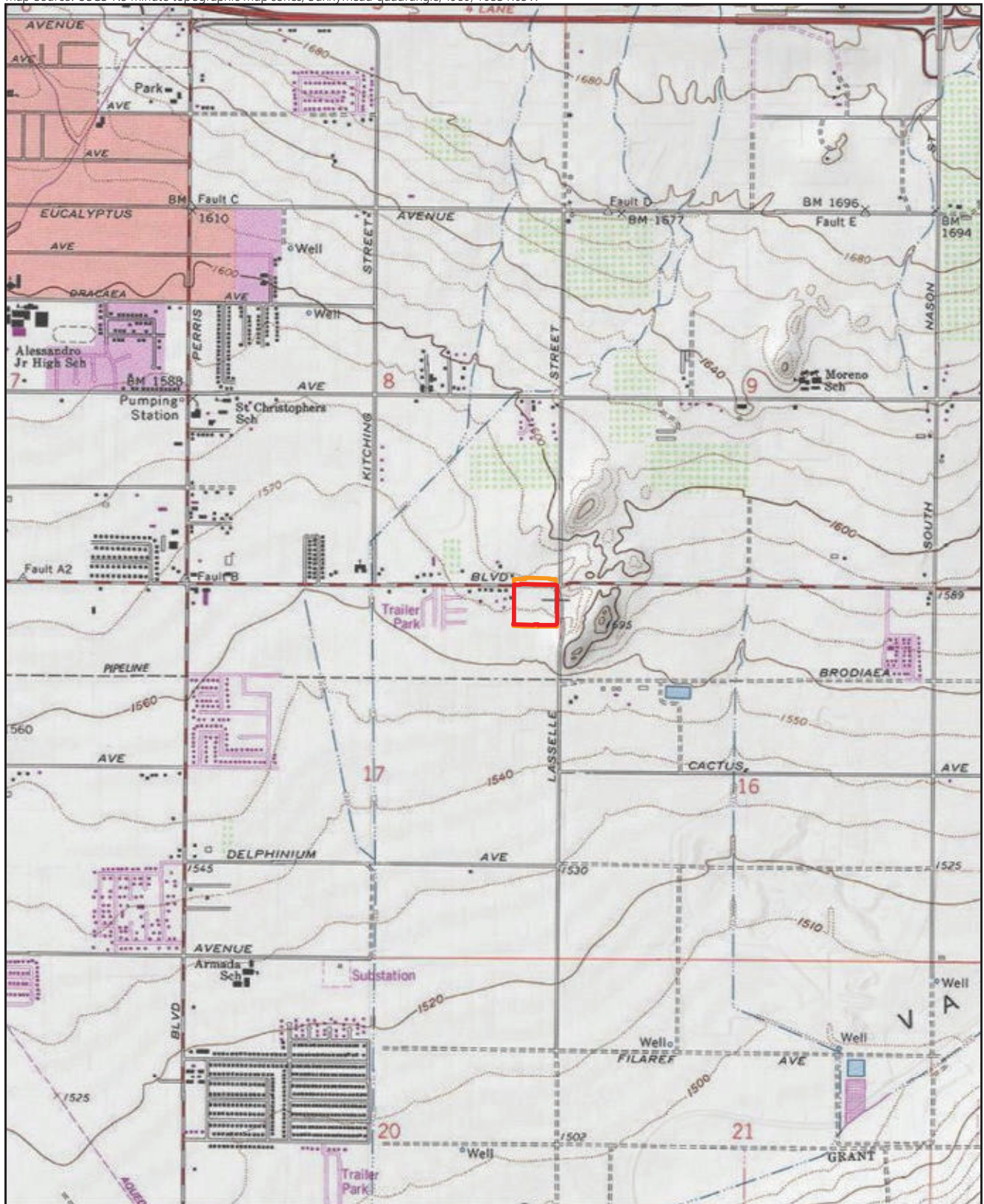
#### **METHODS**

In order to determine if the project would adversely impact significant cultural resources, background research, review of topographic maps and historic aerial photographs, and an on-foot survey were completed. Prior to the survey, a records search was requested from the Eastern Information Center (EIC) to identify any previously recorded cultural resources within a one-mile radius of the APE. RECON Environmental, Inc. (RECON) archaeologist Nathaniel Yerka, accompanied by Armando Lerma from the Pechanga Band of Luiseño Indians, conducted a pedestrian survey of the APE on April 26, 2022. Carmen Zepeda-Herman served as principal investigator. Ms. Zepeda-Herman is a member of the Register of Professional Archaeologists and meets the Secretary of the Interior Standards for Archeology and Historic Preservation.



 Project Location

FIGURE 1  
Regional Location





-  Project Boundary
-  Off-site Improvement Area



FIGURE 2  
Project Location on USGS Map





-  Project Boundary
-  Off-site Improvement Area

FIGURE 3  
Project Location on Aerial Photograph

The primary goal of this survey was to determine (1) if there are previously unrecorded cultural resources present, and if so, document the resources' locations and what they consist of and (2) to update conditions of previously recorded cultural resources. The APE was inspected for evidence of archaeological materials such as flaked and ground stone tools or fragments, ceramics, milling features, and human remains, as well as any historic-era artifacts or features. Photographs were taken to document the environmental setting and general conditions.

In addition, a letter was sent on March 28, 2022, to the Native American Heritage Commission (NAHC) requesting a search of their Sacred Lands File to identify spiritually significant and/or sacred sites or traditional use areas in the project vicinity (Attachment 1). The NAHC was also asked to provide a list of local Native American tribes, bands, or individuals that may have concerns or interests regarding cultural resources potentially occurring within the APE.

## BACKGROUND RESEARCH

The records search from the EIC was received April 14, 2022 (Confidential Attachment). The results indicated that 28 archaeological investigations have been completed within the one-mile buffer; none encompassed the APE. A total of 14 cultural resources have been recorded within the one-mile buffer, including 4 historic-era sites and 10 prehistoric sites (Table 1). The historic sites consist of a cistern, foundations with a trash scatter, and 2 single-family houses. The prehistoric sites consist of 9 bedrock milling features and 1 site with bedrock milling features, a lithic scatter, and a possible rock shelter. None of the previously recorded resources occur within the APE.

Table 1 Cultural Resources with One Mile of the APE				
Primary Number	Trinomial Number	Period	Site Type	Recording Events
P-33-000857	CA-RIV-000857	Prehistoric	Bedrock milling features, lithic scatter, possible rock shelter	1975 (R. Weaver, UCR ARU); 1987 (C. Prior, M. Conroy, B. Neiditch, ARU, UCR); 2013 (Daniel Ballester and Daniel Perez, CRM TECH)
P-33-003133	CA-RIV-003133	Prehistoric	Bedrock milling features	1986 (Daniel F. McCarthy, Archaeological Research Unit, UC Riverside, CA.)
P-33-003134	CA-RIV-003134	Prehistoric	Bedrock milling features	1986 (Daniel F. McCarthy, Archaeological Research Unit, UC Riverside, CA.)
P-33-003135	CA-RIV-003135	Prehistoric	Bedrock milling features	1986 (Daniel F. McCarthy, Archaeological Research Unit, UC Riverside, CA.)
P-33-003159	CA-RIV-003159	Prehistoric	Bedrock milling features	1987 (C. Prior, M. Conroy and B. Neiditch, Archaeological Research Unit, UC Riverside, CA.); 2013 (Daniel Ballester and Daniel Perez, CRM TECH); 2015 (Daniel Ballester, CRM TECH)
P-33-003223	CA-RIV-003223	Prehistoric	Bedrock milling features	1987 (D. Pinto, Archaeological Research Unit, UC Riverside, CA.); 1990 (Letter: Kathryn Gualtieri, Office of Historic Preservation, Sacramento, CA.); 2001 (Kay White Email to: Joseph McDole, EIC); 2001 (Fax: Joseph McDole, Office of Historic Preservation, Sacramento, CA.)
P-33-003224	CA-RIV-003224	Prehistoric	Bedrock milling features	1987 (D. Pinto, Archaeological Research Unit, UC Riverside, CA.)
P-33-003249	CA-RIV-003249/H	Historic	Cistern	1987 (Karen K. Swope, Archaeologist Research Unit, UC Riverside, CA.)
P-33-003341	CA-RIV-003341	Prehistoric	Bedrock milling features	1987 (C. Prior, M. Conroy and B. Neiditch, Archaeological Research Unit, UC Riverside, CA.); 2013 (Daniel Ballester and Daniel Perez, CRM TECH)

Table 1 Cultural Resources with One Mile of the APE				
Primary Number	Trinomial Number	Period	Site Type	Recording Events
P-33-003342	CA-RIV-003342	Prehistoric	Bedrock milling features	1987 (Barry R. Neiditch, Archaeological Research Unit, UC Riverside, CA.); 2013 (Daniel Ballester and Daniel Perez, CRM TECH)
P-33-007276		Historic	Single-family house	1983 (Jim Warner, Riverside County Historical Comm.)
P-33-007277		Historic	Single-family house	1983 (Jim Warner, Riverside County Historical Comm.)
P-33-015454	CA-RIV-8149	Historic	Foundations, septic tank, trash scatter	2006 (JS Alexandrowicz, ACS)
P-33-016788		Prehistoric	Bedrock milling features	2007 (Sanka, J., Michael Brandman Associates)

The NAHC Sacred Lands File search was negative (Attachment 1).

A review of topographic maps dating to 1954 and 1958 exhibit no development within the APE. A 1963 topographic map exhibits three buildings along Alessandro Boulevard that are non-existent on a 1968 topographic map. This is consistent with the review of historic aerial photographs where the earliest available aerial photograph of the APE is from 1966 and shows the APE as an undeveloped area, as well as showing Alessandro Boulevard, a small north-south footpath through the center of the APE, and a north-south dirt road in the general area where Lasselle Street currently runs. The area also looks like it had been recently mowed or tilled in the photograph. The footpath is not apparent on the 1967, 1978, and 1985 photographs. Lasselle Street was paved in the 1985 photograph. In the 1997 photograph, a perimeter road is noted along with four smaller individual fields. The eastern dirt road appears expanded in the 2010 photograph and no fields are noted. A large field is in the 2012 photograph consistent with current conditions (Nationwide Environmental Title Research LLC 2022).

**RESULTS OF SURVEY**

No significant or potentially significant prehistoric or historic cultural resources were observed during the survey of the APE. RECON and a representative from the Pechanga Band of Luiseño Indians completed the survey under sunny and cool conditions. Ground visibility averaged approximately 85 percent with a flat topography (Photograph 1). Vegetation is composed of weeds and non-native grasses. The entirety of the APE has been subject to ground disturbance from past agricultural activity and current tilling or mowing for weed control. Modern construction debris including asphalt, brick, concrete, and dimensional lumber were noted (Photographs 2 and 3). Additionally, tires, a high number of consumer bottles, push piles with rock and concrete, and high rodent activity were noted (Photograph 4). Utility stubs were noted along the project boundary. The southern edge of the APE along Copper Cove Lane has been graded with portions receiving imported gravel and is being used as a parking area (Photograph 5).

**REGULATORY CONTEXT**

The project is subject to state and City of Moreno Valley (City) environmental regulations. The City is serving as the California Environmental Quality Act (CEQA) Lead Agency.



PHOTOGRAPH 1  
Typical Ground Visibility, Looking North



PHOTOGRAPH 2  
Sample of Construction Debris Along the Southern Edge, Looking South



PHOTOGRAPH 3  
Concrete Pile Along the Western Edge, Looking Southwest



PHOTOGRAPH 4  
Push Pile of Concrete and Rock, Looking South





PHOTOGRAPH 5  
Graded Parking Area Along the Southern Boundary, Looking West

## California Environmental Quality Act

The regulatory framework and methods for determining impacts on cultural resources include compliance with CEQA requirements as defined in Section 15064.5 of the CEQA Guidelines, Determining the Significance of Impacts to Archaeological and Historical Resources. These guidelines require the identification of cultural resources that could be affected by the project, the evaluation of the significance of such resources, an assessment of the proposed project impacts on significant resources, and a development of a research design and data recovery program to avoid or address adverse effects to significant resources. Significant resources, also called historical resources, are those cultural resources (whether prehistoric or historic) that have been evaluated and determined to be eligible for listing in the California Register of Historical Resources (CRHR). The evaluation of cultural resources under CEQA is based upon the definitions of resources provided in State CEQA Guidelines Section 15064.5, as follows:

- A resource listed in, or determined to be eligible by, the State Historical Resources Commission, for listing in the CRHR (Public Resources Code (PRC) Section 5024.1, Title 14 CCR, Section 4850 et seq.).
- 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.
- 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 Section 5024.1, Title 14 CCR, Section 4852) including the following:

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

A resource must meet one of the above criteria and must have integrity; that is, it must evoke the resource's period of significance or, in the case of criterion 4, it may be disturbed, but it must retain enough intact and undisturbed deposits to make a meaningful data contribution to regional research issues.

The CRHR may also include properties listed in local registers of historic properties. A "local register of historic resources" is broadly defined in Section 5020.1(k) as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current and (2) landmarks designated under local ordinances or resolutions (PRC Sections 5024.1, 21804.1, and 15064.5). The minimum age criterion for the CRHR is 50 years. Properties less than 50 years old may be eligible for listing on the

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CRHR, if “it can be demonstrated that sufficient time has passed to understand its historical importance” [Chapter 11, Title 14, Section 4842(d)(2)].

## Local Regulations

### *City of Moreno Valley General Plan Policies and Municipal Code*

The City’s 2040 General Plan includes goals and policies that would serve to preserve historical resources within the City’s Planning Area. The Open Space and Resource Conservation Element includes a goal to preserve and respect Moreno Valley’s unique cultural and scenic resources, recognizing their contribution to local character and sense of place.

### *Municipal Code, Heritage Trees*

Title 9, Chapter 9.17.030, Section G of the City’s Municipal Code identifies Heritage Trees as any tree that defines the historical and cultural character of the city, including older palm and olive trees, and/or any tree designated as such by official action. The regulation prohibits any person from removing, destroying, or disfiguring a heritage tree within the city limits. Removal of a heritage tree designated historic and/or culturally significant by official action shall require the review of the ecological historical preservation board. The ordinance provides certain exceptions and exemptions from the Heritage Tree requirements.

### *Municipal Code, Cultural Preservation*

Title 7, Cultural Preservation of the City’s Municipal Code promotes public health, safety, and general welfare by providing for the preservation, identification, protection, enhancement and perpetuation of existing improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets and natural features having special cultural, historical, archaeological, architectural or community value in the city. Per Chapters 7.05 and 7.07, landmarks, structures of merit, preservation districts, and neighborhood conservation areas can be designated by a committee or by the City council on appeal. Title 7, Chapter 7.09.010 requires a permit to restore, rehabilitate, alter, develop, construct, demolish, remove or change the appearance of any landmark, landmark structure, landmark site, or any structure or site within a preservation district.

## MANAGEMENT RECOMMENDATIONS

No significant or potentially significant prehistoric or historic cultural resources were observed during the survey of the APE. The records search results indicate that there are no previously recorded cultural resources within the APE. The current efforts to identify and document cultural resources within the APE suggest the project would not impact surface cultural resources. The possibility of intact buried significant cultural resources being present within the APE is considered low because of past ground disturbances. RECON recommends no further cultural resources work for this project.

Please call me at (619) 308-9333 ext. 133 if you have any questions or concerns about this project.

Sincerely,



Carmen Zepeda-Herman, M.A., RPA  
Principal Investigator

## REFERENCE CITED

Nationwide Environmental Title Research  
2022 Historic Aerials. <http://www.historicaerials.com/>. Accessed on April 27.

## **ATTACHMENT 1**

Native American Heritage Commission Correspondence

# Sacred Lands File & Native American Contacts List Request

## NATIVE AMERICAN HERITAGE COMMISSION

915 Capitol Mall, RM 364

Sacramento, CA 95814

(916) 653-4082

(916) 657-5390 – Fax

[nahc@pacbell.net](mailto:nahc@pacbell.net)

*Information Below is Required for a Sacred Lands File Search*

**Project:** Flamingo / Crystal Cove

**County:** Riverside County

### **USGS Quadrangle**

**Name:** Sunnymead

**Township:** 3S

**Range:** 3W

**Section(s):** 17

### **Contact Information**

**Company/Firm/Agency:** RECON Environmental, Inc.

**Contact:** Carmen Zepeda-Herman

**Street Address:** 3111 Camino del Rio North, Suite 600

**City:** San Diego

**ZIP:**92108

**Phone:** 619-308-9333

**Fax:** [Click here to enter text.](#)

**Email:** [czepeda@reconenvironmental.com](mailto:czepeda@reconenvironmental.com)

### **Project Description:**

The Flamingo project proposes to develop an 88-unit apartment complex that would consist of four separate buildings providing a total of 40 one-bedroom and 48 two-bedroom apartments. The total floor area within the four buildings would equal 94,733 square feet within a 3.9 acre project area. The Crystal Cove project would develop a 200-unit apartment complex that would consist of nine separate buildings providing 92 one-bedroom and 1089 two-bedroom apartments. The total floor area within the nine buildings would equal 186,540 square feet within a 10 acre project area. The project would also provide a recreation center building with an outdoor pool.

## NATIVE AMERICAN HERITAGE COMMISSION

May 12, 2022

Carmen Zepeda-Herman  
RECON Environmental, Inc.

Via Email to: [czepeda@reconenvironmental.com](mailto:czepeda@reconenvironmental.com)

### Re: Flamingo / Crystal Cove Project, Riverside County

Dear Ms. Zepeda-Herman:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Pricilla.Torres-Fuentes@nahc.ca.gov](mailto:Pricilla.Torres-Fuentes@nahc.ca.gov).

Sincerely,

*Pricilla Torres-Fuentes*

Pricilla Torres-Fuentes  
Cultural Resources Analyst

Attachment



CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

SECRETARY  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

EXECUTIVE SECRETARY  
**Raymond C.  
Hitchcock**  
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**CONFIDENTIAL ATTACHMENT 1**

(Not for Public Review)