HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
La Mesa, CA 91942
619.462.1515 **tel**
619.462.0552 **fax**
www.**helixepi**.com

April 13, 2016 MPL-01

Mr. Jason Keller, PE
Mission Pacific Land Company
4100 Newport Place, Suite 480
Newport Beach, CA 92660

Subject: Moreno Valley Tentative Tract Map 36760 Project Cultural Resources Study Report

Dear Mr. Keller:

HELIX Environmental Planning, Inc., (HELIX) was contracted to conduct a cultural resources study for the Moreno Valley Tentative Tract Map 36760 Project (project) in the City of Moreno Valley, California. The cultural resources study included a record search, a Sacred Lands File search, tribal outreach, a review of historic maps and aerial photographs, an intensive survey by a HELIX archaeologist and a Native American monitor, and preparation of this letter report. While one historic feature has been identified within the project property, it is not considered a significant resource. This letter report details the methods and results of the cultural resources study.

PROJECT DESCRIPTION

The Moreno Valley Tentative Tract Map 36760 project is located near March Air Force Base, in the City of Moreno Valley (City) in northwestern Riverside County. The project is located east of March Air Force Base and northwest of Perris Reservoir (Figures 1 and 2, *Regional Location Map*, and *Project Vicinity [USGS Topography]*, respectively). The approximately 53-acre parcel is bordered by Indian Street on the west, with Santiago Drive and March Middle School on the south and empty lots to the east and north. Perris Boulevard is the nearest road to the east, and Fay Avenue is the nearest road to the north (Figure 3, *Project Vicinity [Aerial Photograph]*). The project is bordered on the east by the California Aqueduct easement. The continuation of Gentian Avenue between its current termini on the east and west of the project site will form the northern project boundary (Figure 4, *Project Plan*). The parcel is within Township 3 South, Range 3 West, Section 19, on the U.S. Geological Survey (USGS) 7.5' Sunnymead quadrangle (Figure 2).

The applicant proposes to develop 221 suburban residences including the installation of all necessary utilities and new roads leading from Gentian Avenue and Santiago Drive. Construction activities would produce an estimated 114,545 cubic yards of excavated soil.

ENVIRONMENTAL BACKGROUND

The project area is in the Moreno Valley in the foothills of Riverside County. The Badlands, San Bernardino and San Jacinto Mountains lie to the east, the Santa Ana Mountains lie to the west, and the Box Spring Mountains are to the north. Average annual temperatures range from a January low of about 46.9 degrees Fahrenheit (^{o}F) to an August high of about 95.8°F, and maximum monthly rainfall averages around 2.98 inches in December (Weather Currents 2016). The property is located on a flat field previously used for agriculture (Figure 2). Elevation remains fairly level between 1,510 and 1,520 feet above mean sea level (amsl). The property is about 6.5 miles northwest of the current location of the San Jacinto River (the alignment of the river has changed over time) and about 3.25 miles northwest of the Perris Reservoir. Various drainages in the vicinity would have made fresh water easily accessible to native populations living in the area.

Geologically, the project area is underlain by young alluvium, as is the whole of Moreno Valley and the connecting Perris Valley. The nearby hills south and west of the Valley are Mesozoic granitic formations, and the Badlands to the east are of undivided Pliocene nonmarine formations (Morton et al. 1999). Two soil series are mapped for the project site: Greenfield sandy loam, 0 to 2 percent slopes, and Hanford coarse sandy loam, 0 to 2 percent slopes. The Greenfield soil comprises about 59 percent of the site and Hanford about 41 percent (Web Soil Survey n.d.). Both soil series are granite-derived alluviums found in alluvial fans and terraces that generally support wild oats, ripgut brome, soft chess, filaree, foxtail, mustard, and coast live oak (Bowman 1973). The project area has been disturbed by past agricultural activities yet many of these grass, brome, and forb species are present on site. Native grassland species and coast live oak would have been used by native populations for food, medicine, tools, and ceremonial and other uses (Christenson 1990; Hedges and Beresford 1986). Many of the animal species living within these communities (such as rabbits, deer, small mammals, and birds) would have been used by native inhabitants as well.

CULTURAL BACKGROUND

The culture history presented here (up to the discussion of the Late Prehistoric period) is based on Wallace's (1978) discussion of the Post-Pleistocene for Southern California (circa 9000 BCE to 2000 BCE). The earliest inhabitants of California subsisted mainly by hunting, as attested to by "the finding of projectile points and other stone implements adapted to the chase at ancient campsites" throughout California (Wallace 1978:25). Wallace refers to this early period as Period I: Hunting. It generally equates with the Paleoindian or Lithic stage (Willey and Phillips 1958), in which little diversity of resource exploitation is evident.

Wallace's (1978) Period II: Food Collecting equates with Willey and Phillips (1958) Archaic stage and is often referred to in Southern California as the Early Archaic, Early Milling period, or Milling Stone Horizon. "A changeover from hunting to the collection of seed foods is clearly

reflected in the archaeological record for the period between 6000 and 3000 B.C. The importance of seeds in the diet of the prehistoric peoples can be seen in the numbers of food-grinding implements present at their settlements" (Wallace 1978:28).

After about 3000 BCE, a more diversified subsistence strategy is evident throughout Southern California. "Everywhere increased subsistence efficiency in the form of wider exploitation of available food resources can be seen" (Wallace 1978:30). The artifact assemblages changed slowly over time, with a few additions or changes. "By the end of the millennium the new ways and techniques had become firmly established and formed the basis for succeeding cultural traditions" (Wallace 1978:35).

"Perhaps as early as 1500-1000 B.C. the Takic branch of Uto-Aztecan [including the forebears of the Luiseño and Cahuilla people] began to spread westward across the Mojave Desert" (Moratto 1984:560). There is disagreement about the date of the "Shoshonean intrusion" into various parts of Southern California, including Riverside County. Moratto indicated that Kowta (1969:50) "proposed dates of circa 1000 B.C. for the entry of 'Shoshoneans' in the Los Angeles Basin" (Moratto 1984:560). "Considering both linguistic and archaeological data, C. Bull (1977:56) sets the western movement of the 'Luisenic language family' at circa 500 B.C." (Moratto 1984:165).

It must be noted that this interpretation by archaeologists and linguistic anthropologists differs from the beliefs of the Luiseño and Cahuilla people. The creation stories indicates that the Luiseño and Cahuilla people have always been here, not migrating from elsewhere. The creation story of the Pechanga Band of the Luiseño tells that the world was created at Temecula. "The Káamalam [first people] moved to a place called Nachíivo Pomíisavo, but it was too small so they moved to a place called 'exva Teméeku, this place you now know as Temeku. Here they settled while everything was still in darkness (DuBois 1908)" (Masiel-Zamora 2013:2).

While some ethnographers place the area of the project site in the traditional territory of the Luiseño people (see Kroeber 1976:Plate 57), others show it as within traditional Cahuilla territory (see Bean 1978; Bean and Shipek 1978). Most probably, this is a transitional area between the two related cultural groups.

"During the Spanish Period, Riverside County proved to be too far inland to include any missions or asistencias within its limits. Although both San Luis Rey and San Juan Capistrano claimed a large part of southwestern Riverside County. Mission San Juan Capistrano and San Luis Rey were established in 1776 and 1798, respectively" (Goodwin 2013:6).

The project area is in proximity to the former Mexican land grant Rancho San Jacinto Nuevo y Potrero, which was granted to Miguel Pedrorena, in 1846. Pedrorena was the son-in-law of Jose Antonio Estudillo, administrator and major domo of Mission San Luis Rey. The land grant was later patented to Thomas W. Sutherland, guardian of the minor children of Pedrorena and his widow.

In the late 1800s, John Butterfield's Overland Mail Company stagecoach route ran through Moreno and Perris Valleys on its way between Tucson and San Francisco via San Diego and

Los Angeles. The Moreno Valley, which consisted of small, unincorporated communities, got its name from Frank E. Brown ("Moreno" in Spanish), who formed the Bear Valley Land and Water Company in 1883. Brown built a dam at Bear Valley and provided water to the Perris and Moreno communities until 1899, when he lost a legal suit, and thereby water rights, to the City of Redlands. This litigation and a period of natural drought devastated the local farming communities, forcing families to either move or abandon their homes in favor of better irrigated areas. The few who remained turned to "the dry farming of hay, grain, and grapes" (City of Moreno Valley, n.d.).

The community was revived in 1918, with the construction of March Field in anticipation of America's entry into World War I. It began as a temporary base for training fighter pilots but was established as a permanent base and flight training school in the late 1920s. This led to a population boom in the Moreno Valley, with the Base supporting up to 85,000 troops at a time. The establishment of the Riverside International Raceway in 1958 and the Lake Perris Recreation Area in 1973 led to further population increases until the unincorporated communities of Moreno, Edgemont, and Sunnymead were combined into the City of Moreno Valley in 1984 (City of Moreno Valley, n.d.).

The site record for CA-RIV-11757 (P-33-023936) gives a detailed history of the ownership and agricultural use of the section in which the project site is located (McKenna 2014a).

REGULATORY FRAMEWORK

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of the region in history, architecture, archaeology, engineering, and culture. Several criteria are used in demonstrating resource importance. Specifically, criteria outlined in the California Environmental Quality Act (CEQA) provide the guidance for making such a determination. The City's General Plan also addresses cultural resources. This section details the criteria that a resource must meet in order to be determined significant.

California Environmental Quality Act (CEQA)

The CEQA Guidelines (§15064.5) address determining the significance of impacts to archaeological and historic resources.

(a) For purposes to this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (CRHR) (Public Resources Code §5024.1, Title 14 California Code of Regulations [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 Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public

Resources Code, 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 California Register of Historical Resources (Public Resources Code §5024.1, 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 California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.

(b) 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.

(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 California Register of Historical Resources; 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 Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(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 California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

(c) CEQA applies to effects on 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 Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code 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 Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in Public Resources Code 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 an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or Environmental Impact Report (EIR), 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) & (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 Native American Heritage Commission as provided in

Public Resources Code §5097.98. 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 Native American Heritage Commission. 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 requirements of CEQA and the Coastal Act.

City of Moreno Valley General Plan

The City's General Plan (2006) includes Objective 7.6 and related policies regarding cultural and historical resources as part of the Conservation Element.

Objective 7.6

Identify and preserve Moreno Valley's unique historical and archaeological resources for future generations.

Policies:

7.6.1: Historical, cultural and archaeological resources shall be located and preserved, or mitigated consistent with their intrinsic value.

7.6.2: Implement appropriate mitigation measures to conserve cultural resources that are uncovered during excavation and construction activities.

7.6.3: Minimize damage to the integrity of historic structures when they are altered.

7.6.4: Encourage restoration and adaptive reuse of historical buildings worthy of preservation.

7.6.5: Encourage documentation of historic buildings when such buildings must be demolished (City of Moreno Valley 2006: 9-37).

METHODS

HELIX submitted a record search request of all previously recorded cultural resources, archaeological studies, and historic addresses within the project area and a one-mile radius to the Eastern Information Center (EIC) on March 4, 2016. This was received on March 24, 2016 and is attached to this report as Confidential Appendix A. Historic aerial photographs ranging from 1966 to 2012 (NETR Online 2016) and historic topographic maps were reviewed to assess historic land usage and the potential for historic archaeological resources. A Sacred Lands File search was requested from the Native American Heritage Commission (NAHC) on March 4, 2016.

HELIX archaeologists Nicole Falvey and Mary Villalobos and Native American monitor Billy Swan from the Soboba Band of Luiseño Indians surveyed the property on March 25, 2016. The survey was conducted in parallel transects spaced 15 meters (m) apart across the project site; all areas of visible soil, including rodent backfill piles, were carefully examined for cultural resources.

RESULTS

A record search of the project area and a one-mile radius from the EIC indicated that eight cultural resources had been recorded within the search radius (see Table 1). One resource (P-33-023936) was mapped within the project property. This resource is a historic period alfalfa farm that encompasses the property adjacent to the project area on the east as well as the southeastern corner of the project area. One feature from this site is located in the project area: the remnants of a grain loading dock from the Barron/Lantz Holdings, tentatively dated for use between 1948 and 1970 (McKenna 2014a). The following description of the feature is from the site record. The "project area" referred to is immediately east of the TPM 36760 project area.

> This wooden structure consists of two walls oriented at 90 degree angles (south and west sides) and two earthen embankments (north and east sides). The wooden walls are fashioned with a series of upright and lateral beams to the exterior and supplemental planks lining the inside of the structure. The structure is finished with an earthen core, creating a platform supported by the wooden walls. The walls are approximately four feet high. The tops of the walls are covered with cut truck tires, forming a buffer to protect the cap of the walls.
>
> McKenna et al. has interpreted this structure as a loading dock associated with the harvesting of the grains grown by the Barrons and Lantzes (post-1948). The grains would be harvested and taken to this feature on the southern property boundary, loaded into the hauling truck(s), and carried off the property along the Santiago Drive access route. The hauling truck would back up to the structure and the tires used to cap the walls would protect the structure from damage, should the truck "bump" the structure.
>
> Although located outside the project area, McKenna et al. has recorded this feature as part of the larger holdings of Henry and Emile Barrow (approximately 20 acres). This property, in turn, was also part of the larger holdings of Camillo and Francis Martin (pre-1892-1912). Despite the recording of this historic property, McKenna et al. has also concluded the property is not a significant resource. It fails to meet any of the four criteria for consideration as a historical resource worthy of listing on any of the applicable registries. The property is not associated with any significant event, person, architectural feature or sensitive for archaeological resources [McKenna 2014a:6-7].

Of the other resources in the search radius, two are prehistoric isolates (P-33-017967 and -015301), and the remaining five are historic. These include three structures associated with the March Village Medical Campus (P-33-017968, -017969, and -017970), one historic

residence (P-33-007290), and one historic site (P-33-024195) consisting of the Brown-Bridges farm and associated materials.

Table 1
PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN ONE-MILE RADIUS

Site (P-33-#)	Site Type	Recorder, Date
023936	Flat, open farmland once under alfalfa. Loading dock located in western half. Currently bisected by the modern California Aqueduct. Site boundaries defined by property definition and ownership history. CA-RIV-11757	McKenna, 2014
007290	Historic residence	Warner, 1983
015301	Prehistoric pestle isolate	Chandler, 2005
017967	Prehistoric mano isolate	McKenna, 2008
017968	March Village Medical Campus Works Progress Administration (WPA) Canal	McKenna, 2008
017969	March Village Medical Campus Building 768	McKenna, 2008
017970	March Village Medical Campus Building 755	McKenna, 2008
024195	Historic Brown-Bridges farm and associated material remains (privy/dump/trash scatter, multiple family property, farm/ranch)	McKenna, 2015

The EIC has a record of 18 cultural resource studies that have been conducted within the search radius, one of which covered a portion of the project. This study (Foster et al. 1991) was a cultural resource field survey for The Metropolitan Water District of Southern California and followed the California Pipeline that runs along the eastern perimeter of the project area. No resources were recorded within the project area during this study. Two studies were conducted adjacent to the project area, one immediately east (McKenna 2014b) and one across Santiago Drive to the south (McKenna et al. 2005). Both consisted of a field survey and the former recorded one historic resource (P-33-023936, as addressed above).

A review of historic aerial photographs revealed that the project property was used as agricultural fields from 1966 to at least 2012; no earlier historic aerial photographs were

available for review. No structures are visible on site in historic topographic maps from 1901 (Elsinore 30') and 1943 (Perris 15'), nor do any appear on the property in historic aerial photographs (NETR Online 2016). Indian Street, Perris Boulevard, Iris Avenue (to the south), and Eschscholtzia Avenue (to the north, renamed John F Kennedy Drive) are present in the 1901 topographic map. By the 1966 aerial photograph, structures are located just south of the property at the modern location of residential houses on Emma Lane.

The Sacred Lands File search results were received from the NAHC on March 8, 2016. The search was negative for any sacred lands within the project vicinity. Letters were sent to the tribal contacts indicated by the NAHC in April 2016. The applicant and the City of Moreno Valley will be kept apprised of any tribal responses.

The field survey was conducted on March 25, 2016. The property consisted of a flat, open field. Visibility was good overall, with areas of poor to no visibility where Russian thistle obscured the ground, particularly in the west and southwest. Other vegetation included seasonal grasses and forbs such as wild oats, ripgut brome, and nettle. All visible soil was brown alluvium sandy silt. The entire property is scarred by tractor marks, and modern trash was scattered throughout, collecting in piles around the western and southern perimeters. The loading dock feature (P-33-023936) recorded by McKenna (2014) was observed in the southeastern corner of the project area along the southern perimeter. It was covered in modern trash and had modern tire rubber attached over the tops of the wooden posts that constitute the walls. As noted in the site record, it did not appear to be architecturally, aesthetically, or historically significant. No other historic and no cultural resources were observed.

CONCLUSIONS

A cultural resources survey was conducted by HELIX for the Moreno Valley Tentative Tract Map 36760 project including a record search, a review of historic maps and aerial photographs, a Sacred Lands File search, tribal outreach, an intensive field survey, and this letter report. The record search revealed eight previously recorded cultural resources within a one-mile radius of the property. The current survey did not identify any cultural resources within the project area other than the previously recorded historic feature, which is not a significant resource. Therefore, no impacts to cultural resources are anticipated.

However, the project site is in alluvial soils, where there is a potential for buried cultural resources. Based on this, it is recommended that an archaeological and Native American monitoring program be implemented. The monitoring program would include attendance by the archaeologist and Native American monitor at a preconstruction meeting with the grading contractor and the presence of archaeological and Native American monitors during initial ground-disturbing activities on site. Both archaeological and Native American monitors would have the authority to temporarily halt or redirect grading and other ground-disturbing activity in the event that cultural resources are encountered. If significant cultural material is encountered, the monitors will coordinate with the applicant and City staff to develop and implement appropriate mitigation measures.

If you have any questions, please contact Mary Robbins-Wade at (619) 462-1515.

Nicole Falvey
Staff Archaeologist

Mary Robbins-Wade, RPA
Director of Cultural Resources
Southern California

Enclosures:
Figure 1 Regional Location Map
Figure 2 Project Vicinity (USGS Topography)
Figure 3 Project Vicinity (Aerial Photograph)
Figure 4 Project Plan

Confidential Attachment:

A Records Search Map

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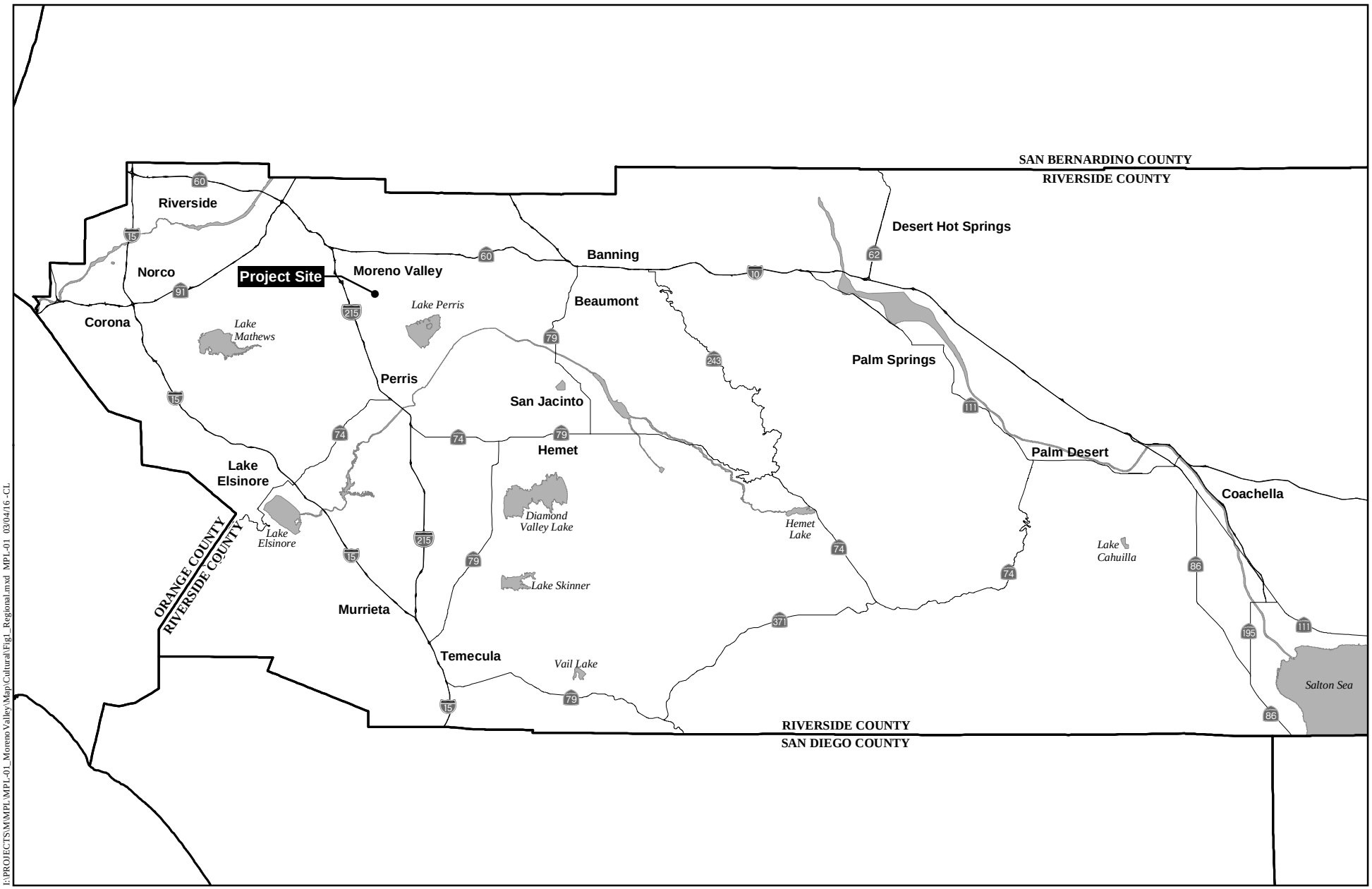


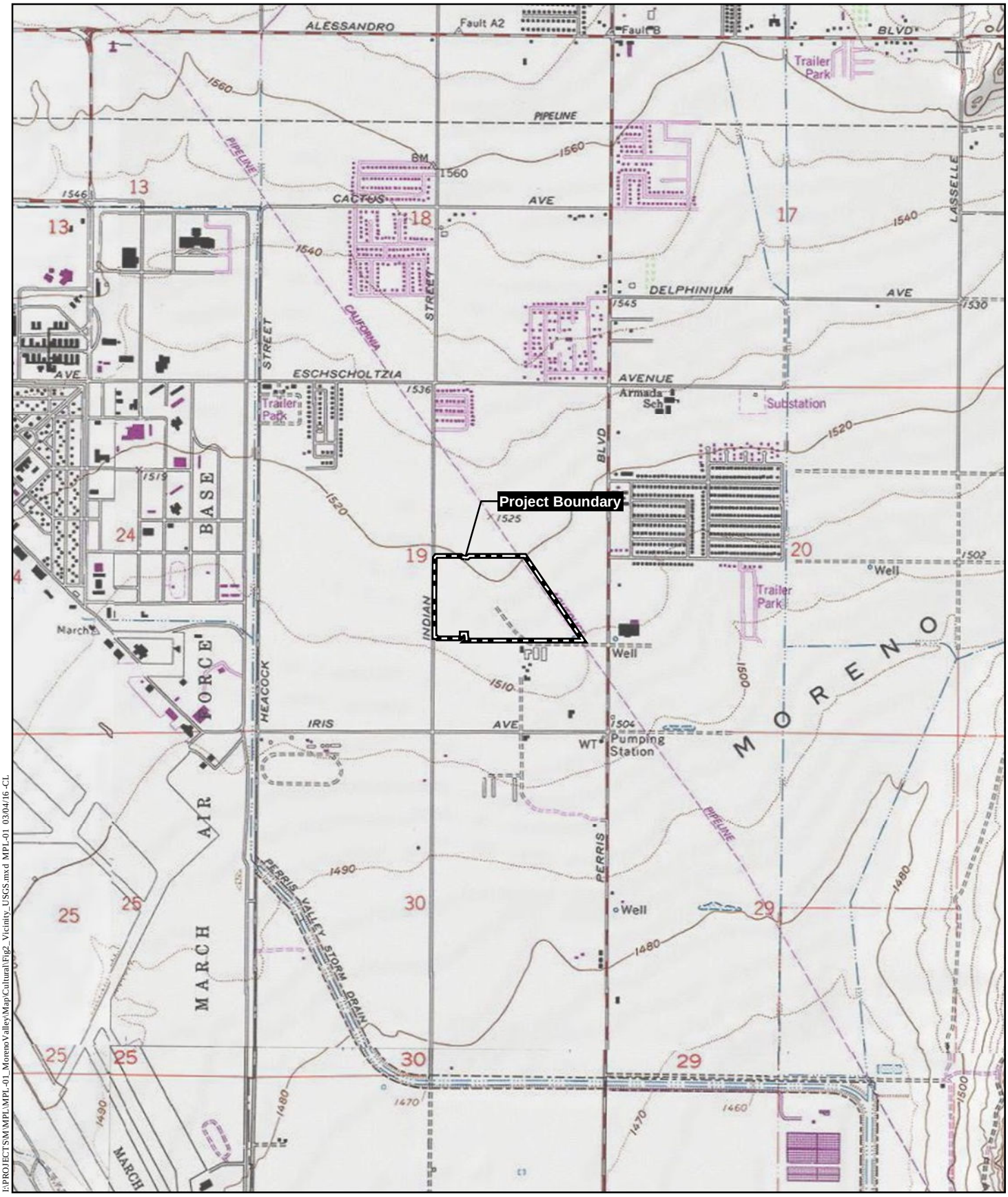
Regional Location Map

MORENO VALLEY

HELIX Environmental Planning

N 0 10 Miles

Figure 1



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Project Vicinity (USGS Topography)

MORENO VALLEY

HELIX Environmental Planning

N 0 2,000 Feet

Figure 2

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Project Vicinity (Aerial Photograph)

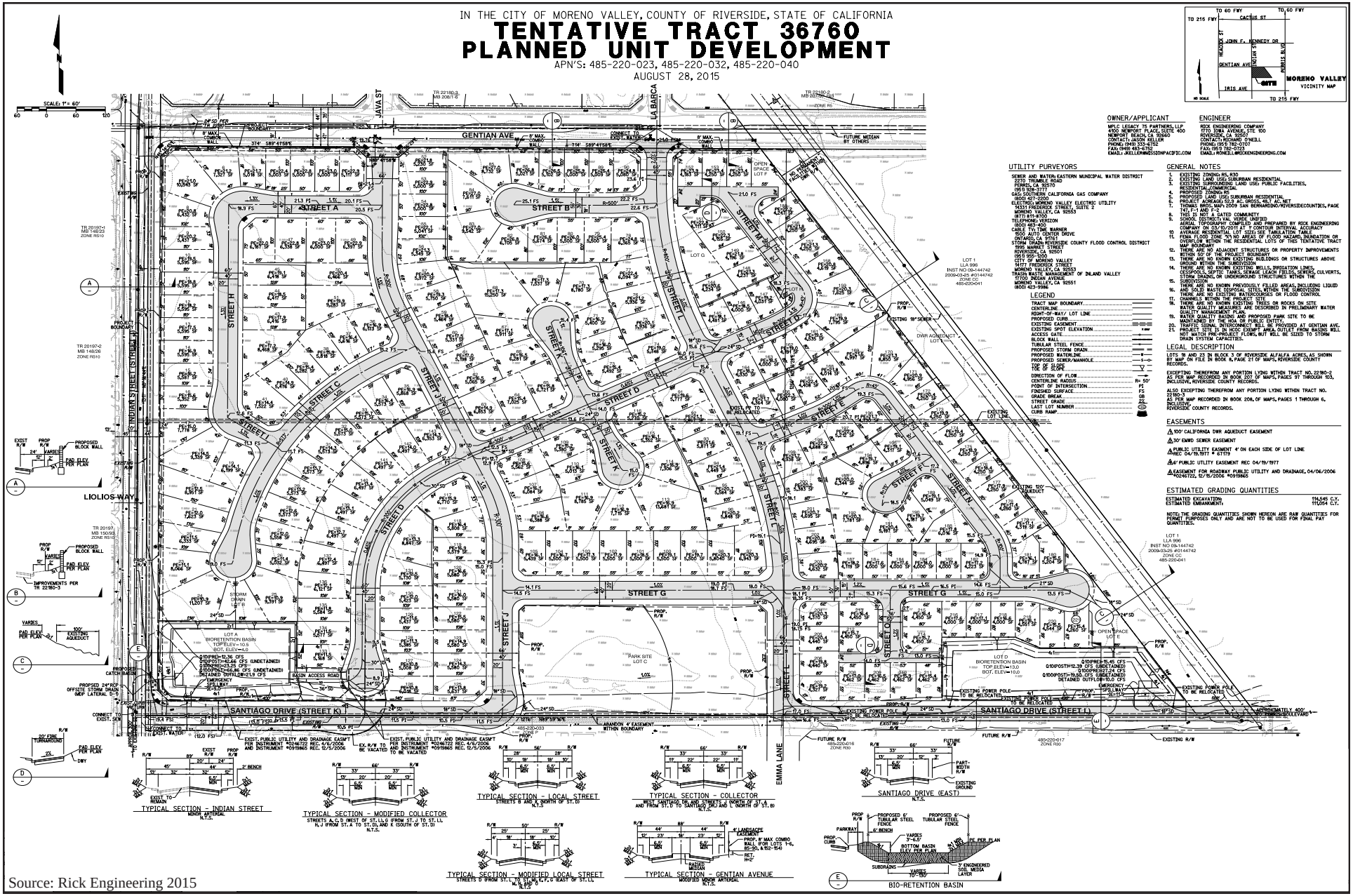
MORENO VALLEY

HELIX Environmental Planning

N

0 500 Feet

Figure 3



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Source: Rick Engineering 2015

Project Plan

MORENO VALLEY

Figure 4

HELIX Environmental Planning